WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120085826 DEEDWARR
Recvd: 11/09/12 09:32 2 pgs
Fees:13.00 Taxes:740.00

20121109-0103601

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 200,000.00

Bakhtyar Jalal Dosky
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of November, 2012.

Notary Public:

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Bakhtyar Jalal Dosky	Fifth Third Mortgage Co.	Parcel ID:
552 McMurray Drive	5001 Kingsley Dr.; MD 1MOBS2	16103005500
Nashville, TN 37211	Cincinnati, OH 45227	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Jalal Y. Dosky and wife, Basna Dosky and Nozhdar J. Dosky, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Bakhtyar Jalal Dosky , unmarried
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 35, on the Plan of Wilkerson Heights, of record in Book 2900, Page 63, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jalal Y. Dosky, married, and Nozhdar J. Dosky, unmarried, as joint tenants with rights of survivorship, by deed from Casey Patrick O'Quinn and wife, Carly Britt O'Quinn, of record in Instrument 20030611-0080641, dated May 28, 2003, Register's Office for said County.

This conveyance is subject to Restrictions of record in Instrument 20120920-0085751, said Register's Office.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 2900, Page 63, said Register's Office.

This property is not a marital residence of Nozhdar J. Dosky and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 552 McMurray Drive, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 7th day of November, 2012.

Jalal Y Dosky
Jalal Y. Dosky

BASNA Dosky
Basna Dosky

Nozhdar J Dosky
Nozhdar J. Dosky

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jalal Y. Dosky and wife, Basna Dosky and Nozhdar J. Dosky, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of November, 2012.

My Commission Expires: 11/7/12

Notary Public

