BILL GARRETT, Davidson County
Trans:T20130004942 DEEDWARR
Recvd: 01/17/13 14:08 2 pgs
Fees:13.00 Taxes:77.70
20130117-0005880

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Mukhibov Yarkin
902 Coarsey Drive
Nashville, TN 37217

MORTGAGEE
None

SEND TAX BILLS
New Owner

MAP-PARCEL:
MAP 107-13-O-A
PARCEL 002.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Raymond E. Davis, Jr., and Mary J. Simmons, Co-Executors of the Estate of Joann S. Davis,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Mukhibov Yarkin,** 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:

Land in Davidson County, Tennessee, being Unit No. 902 on the plan of Four Maples Condominiums, of record in Book 5200 page 283, Register's Office for Davidson County, Tennessee, to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Laura Tek, Trustee, by Quitclaim Deed from Raymond E. Davis, then Laura Tek, Trustee conveyed the property to Raymond E. Davis and wife, JoAnn Davis, dated August 7, 2003 and filed of record in Instrument No. 20030808-0113225, Register's Office for Davidson County, Tennessee. The said Raymond E. Davis, Sr. died on April 9, 2010 leaving the said Joann Davis as the surviving tenant by the entirety. The said Joann Davis died on August 24, 2010 and the property is conveyed by the Co-Executors pursuant to the terms of her Last Will and Testament and Probate Court Order as of record in Case No. 10P230, in the Probate Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 5657, Page 438, and amended in Book 5660, Page 185, and in Book 9263, Page 512; easements, covenants conditions and all matters and notes as shown on the plan of record in Book 5200, Page 283, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **902 Coarsey Drive Nashville, TN 37217.**

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 27th day of December, 2012.

Estate of Joann Davis

By: Raymond E Davis Jr
Raymond E. Davis, Jr., Co-Executor
Co, Executor

By: Mary J Simmons
Mary J. Simmons, Co-Executor
Co, Executor

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Raymond E. Davis, Jr. and Mary J. Simmons, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged themselves to be the Co-Executors of the Estate of Joann Davis and that they as such Co-Executors executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of December, 2012.

NOTARY PUBLIC

DEAN ROBINSON WILSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC

My Commission Expires: 1-5-16

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $21,000.00.

AFFIANT

Subscribed and sworn to before me this 27th day of December, 2012.

Janel L. Johnson
NOTARY PUBLIC

JANEL L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 3/2/15