BILL GARRETT, Davidson County
Trans:T20140012550 DEEDWARR
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Fees:13.00 Taxes:268.25
20140224-0015352

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN133856

WARRANTY DEED

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~28th~~ 21st day of February, 2014.

NOTARY PUBLIC

My commission expires: 5/5/15

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jane Shen Atkinson *et vir* 6887 Walnut Hills Drive Brentwood, TN 37027	Same address as new owner	163-02-0-C-038.00 CO

FOR AND IN CONSIDERATION of the sum of Seventy Two Thousand Five Hundred and 00/100 Dollars ($72,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BEKHZODKHON DUSMUKHAMEDOV, UNMARRIED**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **JANE SHEN ATKINSON AND HUSBAND, EDWARD L. ATKINSON**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 38, Unit No. 179 as described in the Master Deed and By-Laws for Autumn Ridge Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument 20060404-0038533, and amended in Instrument 20060419-0045063, and in Instrument No. 20061115-0141803, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said Unit. Description taken from Exhibit B of the First Amendment to Master Deed and By-Laws.

Being the same property as conveyed to BEKHZODKHON DUSMUKHAMEDOV and wife, VIRGINIA LYNN KORTAS by Special Warranty Deed from Newmark Homes, L.P., a Texas Limited Partnership, Debtor in Possession, dated May 28, 2008, recorded June 5, 2008 at Instrument Number 20080605-0057795, Register's Office for Davidson County, Tennessee. Being also the same property as conveyed to BEKHZODKHON DUSMUKHAMEDOV by Quitclaim Deed from VIRGINIA LYNN KORTS, dated June 11, 2012, recorded June 18, 2012 at Instrument Number 20120618-0053217, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on Master Deed and By-Laws for Autumn Ridge Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument 20060404-0038533, and amended in Instrument 20060419-0045063, and in Instrument No. 20061115-0141803; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known and designated as 1382 Rural Hill Road, #179, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the ~~28th~~ 21st day of February, 2014.

BEKHZODKHON DUSMUKHAMEDOV

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Bekhzodkhon Dusmukhamedov, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the ~~28th~~ 21st day of February, 2014.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

Notary Public

Leslie Garside
Printed Notary Name

My commission expires: 12/23/2014