WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $6,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

B-E3-14-909

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Max Khazanov	**New owner**	
(NAME) **P.O. Box 159342**	(NAME)	**92-6-181.01**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **KEN TAYLOR AND DOUGLAS WILLIAMS D/B/A TAYLOR AND WILLIAMS CONTRACTORS,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MAX KHAZANOV** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, State of Tennessee, described as follows, to wit:
Parts of Lots No. 10 and 11 on the Clare or Hadley Plan of Adam Young Lots of record in Book 57, Page 81, in the Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point 177 feet South of the corner of Clare Avenue and 28th Avenue, being the corner of 28th Avenue and an alley, and, also, the Southeast corner of Lot No. 11 on the Clare or Hadley Plan referred to above, thence with the Northerly margin of said alley a distance of 63 feet in a Westerly direction, said margin being the Southerly boundaries of Lots No. 10 and 11 on the Clare or Hadley Plan referred to above, thence Northerly 50 feet with a line parallel to the boundary of 28th Avenue, thence Eastwardly 54 feet with a line parallel to the margins of said alley, thence twelve feet Southerly following the margin of 28th Avenue, thence 9 feet Easterly following the margin of 28th Avenue and thence Southerly 38 feet with the Western boundary of 28th Avenue to the point of beginning.

Being the same property conveyed by Final Decree Confirming Sale as recorded on the 18th day of October, 1991 in Deed Book 8466, Page 909; Deed from Andrew W. Frierson to Reece Bond as recorded on the 6th day of July, 1973 in Deed Book 4725, Page 547 and Quitclaim Deed from Harold T. Watkins and wife, Mary Frances Watkins to Andrew W. Frierson as recorded on the 22nd day of November, 1966 in Deed Book 4079, Page 560, in the Register's Office of Davidson County, Tennessee. Said property is not and has never been the marital residence of the within named Grantors.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 57, Page(s) 81, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Conveyance to State of Tennessee for Highway Purposes recorded in Book 4184, Page 360.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **909 28th Avenue North, Nashville, Tennessee 37208**.

BILL GARRETT, Davidson County
Trans: T20140050926 DEEDWARR
Recvd: 07/16/14 10:26 2 pgs
Fees: 13.00 Taxes: 24.05
20140716-0062757

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 11th DAY OF JULY, 2014.

Ken Taylor and Douglas Williams D/B/A Taylor and Williams Contractors

Ken Taylor

Douglas Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEN TAYLOR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of July, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DOUGLAS WILLIAMS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of July, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212