Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20140058309 DEEDWARR
Recvd: 08/08/14 13:56 2 pgs
Fees:13.00 Taxes:388.13
20140808-0071741

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $104,900.00

Affiant

Subscribed and sworn to before me, this 31st day of July, 2014.

Notary Public
My commission expires: 8-23-16

JOYCE JORDAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires AUG 23, 2016

06-1407-75715

Address of New Owner:	Send Tax Bills to:	Tax Information
Sharletta L. Jackson	FIRST STATE BANK	043-15-0-233.00
905 Mallow Dr.	480 OIL WELL ROAD	
Madison TN 37115	JACKSON, TN 38305	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Khalima Avazova, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Sharletta L. Jackson**, AN UNMARRIED WOMAN hereinafter called the Grantees, their successors 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 Lot No. 114, on the Plan of Arrowhead Estates, Section 2, of record in Book 5050, Page 83, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Melissa Simpson by deed from Buddy Wayne Kelley a/k/a Buddy W. Kelley, dated May 27, 2005, recorded June 1, 2005, of record in Instrument No. 20050601-0061581, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to The Secretary of Housing and Urban Development by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee, dated August 13, 2013, recorded January 29, 2014, of record in Instrument No. 20140129-0008164, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Khalima Avazova by deed from The Secretary of Housing and Urban Development, of Washington, D.C., dated March 21, 2014, recorded March 25, 2014, for the consideration of $48,000.00, of record in Instrument No. 20140325-0024456, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as **905 Mallow Dr., Madison, TN 37115.**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 31 day of July, 2014.

Khalima Avazova

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Khalima Avazova, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Madison, TN, this 31 day of July, 2014.

Notary Public

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission expires: 11-3-15