(2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140058610 DEEDWARR
Recvd: 08/11/14 11:48 2 pgs
Fees:13.00 Taxes:185.00
20140811-0072117

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Madinabonum Khamraeva	Madinabonum Khamraeva	081-07 178.00
6001 Old Hickory Blvd. Apt. #436	(NAME) same	
Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Charles Henry White, a married man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Madinabonum Khamraeva, unmarried, HEREINAFTER CALLED THE GRANTEE, HER 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 the southerly part of Lots Nos. 36 and 37 on the Plan of George Shield's 2nd Addition to North Nashville as of record in Book 57, Page 146, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a stake at the northwesterly intersection of 18th Avenue North as widened and located and now known as Dr. D.B. Todd, Jr. Blvd. and the north line of St. Louis Avenue; thence with the margin of St. Louis Avenue westerly 108.6 feet to a stake at the corner of Lots 37 and 38; thence with the line between said lots northerly 92.4 feet to a stake which is 57.6 feet south from the south margin of an alley; thence southeasterly 16.4 feet to a stake; thence northeasterly 45.8 feet to a stake in the west margin of 18th Avenue North, as aforesaid, and known as Dr. D.B. Todd, Jr. Blvd. being 37.5 feet southeasterly from the margin of said alley; thence with the margin of 18th Avenue North and now known as Dr. D.B. Todd, Jr. Blvd., southeasterly 127.56 feet to the point of beginning.

BEING the same property conveyed to Charles M. White by Warranty Deed from Steve Ganaway, dated March 5, 2009, of record in Instrument No. 20090309-0020578, Register's Office for Davidson County, Tennessee. The said Charles M. White having since died. The subject property was devised to Charles Henry White by the Last Will and Testament of said Charles M. White. The said Charles Henry White was appointed Executor of the Estate of Charles M. White as shown on Letters Testamentary in Case No. 12P1515, Seventh Circuit Court of Davidson County, Tennessee. AND Being the same property conveyed to Charles Henry White by Executor's Deed from Charles Henry White, Executor of the Estate of Charles M. White as of record in Instrument No. 20140811-0072116, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2014, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Book 57, page 146, Register's Office for Davidson County, Tennessee; Ordinance @ 081-783 (changing name of street); and Rights of way of Dr. D.B. Todd, Jr. Blvd. formerly known as 18th Avenue North and St. Louis Avenue and an alley, all matters of record in the Register's Office for Davidson County, Tennessee..

The above-described tract or parcel of land is not the Grantors' primary residence.

unimproved ☐

This is improved ☒ property, known as 1901 Dr DB Todd Jr. Blvd., Nashville, TN 37208

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Notary Public Witness my hand this 30th day of July, 2014.

Charles Henry White

Charles Henry White

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Charles Henry White, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of July, 2014.

Notary Public

My Commission Expires: 6-4-17

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017