Davidson County DEEDWARR
Recvd: 09/12/14 14:07 3 pgs
Fees:18.00 Taxes:1184.00
**20140912-0083870**

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $***320,000.00.

Laura D. Maurizi
Affiant

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me this 9th day of September, 2014

Notary Public

My Commission Expires: 8.21.17

**ADDRESS OF NEW OWNER**

Muzaffar Khalmatov
724 Briksberry Court
Nashville, Tennessee 37221

**SEND TAX BILLS TO**

**MAP & PARCEL NOS.**

MAP 128-03-0 B
PARCEL 034.00 CO

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Twenty Thousand and 00/100 Dollars ($***320,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Janis P. Dougherty, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Muzaffar Khalmatov and Fazilat B. Khalmatov, husband and wife, (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:

BEING Lot No. 34 on the Plan of Final Plat Section Two, Williamsport Subdivision, a Residential Planned Unit Development, of record in Book 9700, Page 705, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to James W. Dougherty and wife, Janis P. Dougherty, by Warranty Deed dated November 9, 2000, from Todd Zeitlin Construction Co., a Tennessee Corporation, of record as Instrument No. 20001114-0112915 in the Register's Office for Davidson County, Tennessee; the said James W. Dougherty having since died on March 7, 2005.

This is improved property known as 724 Briksberry Court, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of Final Plat of Section Two, Williamsport Subdivision, of record in Book 9700, page 705, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 9th day of September, 2014.

Janis P. Dougherty by Laura D. Maurizi, Attorney in Fact.

Janis P. Dougherty by Laura D. Maurizi, Attorney in Fact

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Laura D. Maurizi, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Janis P. Daugherty and who acknowledged that she as the Attorney in Fact executed the same as the free act and deed of Janis P. Daugherty.

WITNESS my hand and official seal this 9th day of September, 2014.

Mitchell A Watts
Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This Instrument was executed by using a Power of Attorney filed of record in Book _____, Page 20140912-0083869 _____, said Registers Office.

# True Copy Certification

I, Kristian Short, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, RITA B MITCHELL a notary public for this county and state, Kristian Short who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell
Notary's Signature

My Commission Expires: 1-5-2016
Notary' Seal (if on paper)

RITA B. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.