WARRANTY DEED

RETURN TO
GREATER NASHVILLE
[illegible] CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

BILL GARRETT, Davidson County
Trans:T20140079493 DEEDUARR
Recvd: 10/22/14 09:19 2 pgs
Fees:13.00 Taxes:449.55

20141022-0097278

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of October, 2014.

Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Natalie Griffin and Christopher Griffin	Movement Mortgage LLC	071 05023600
(NAME)	(NAME)	
1726 Edgewood Ave.	841 Seahawk Circle	071-05-0 - 256.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Virginia Beach, VA 23452	
(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, I, Rakhima Ashurova by and through her Attorney in Fact, Aziz Ashurov: HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Natalie Griffin and Christopher Griffin, Wife and Husband, 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:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 11 on the Plan of Re-Subdivision of Brooklyn Heights Subdivision, of record in Book 9700, Page 4, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rakhima Ashurova from The Secretary of Housing and Urban Development by Cash Deed for Tennessee dated August 14, 2014 of record in Instrument No. 20140826-0077798, Register's Office for Davidson County, Tennessee. Being the same property conveyed to The Secretary of Housing and Urban Development from Rubin Lublin, TN, PLLC by Substitute Trustee's Deed dated January 8, 2014 of record in Instrument No. 20140630-0056904, said Register's Office. Being the same property conveyed to Carbreathia L. Huddleston from the Metropolitan Development and Housing Agency by Warranty Deed dated May 23, 2002 of record in Instrument No. 20020528-0064073, said Register's Office and re-recorded to reflect correct spelling of grantee's name in Instrument No. 20020709-0082545, said Register's Office.

****Power of Attorney executed by Rakhima Ashurova to Aziz Ashurov is being recorded simultaneously herewith in Instrument No. 20141022-0097217, Register's Office for Davidson County, Tennessee.**

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF RE-SUBDIVISION OF BROOKLYN HEIGHTS SUBDIVISION OF RECORD IN BOOK 9700, PAGE 4, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY EASEMENTS, RESTRICTIONS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

unimproved ☐

This is improved ☑ property, known as 1726 Edgewood Ave., Nashville, TN 37207
(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.

Witness my hand this 20th day of October, 2014.

Rakhima Ashurova by A. Ashurov POA

Rakhima Ashurova by Aziz Ashurov Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Aziz Ashurova, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Rakhima Ashurova, acting as that person's agent and attorney in fact, and the said Aziz Ashurov acknowledged that he executed the foregoing instrument as agent and attorney in fact for Rakhima Ashurova for the purposes therein contained.

WITNESS my hand and seal, this 20th day of October, 2014.

My Commission Expires:
1-9-18

Diane L. Gregory
Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

