Rtn. Sue
PO Box 217 Nolensville, TN 37135

WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1661 Aaron Brenner Drive #301
Memphis, TN 38120
901-758-2580
Cartus File #2497163

Return to:

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value for this transfer, whichever is greater, is $181,000.00

Affiant

Subscribed and sworn to me, this the 24th day of October, 2014.

Judy Painter Rose
Notary Public

My commission expires: 1-13-2015

Property Address:	Property owner and mail tax bills to:	Parcel ID:
1253 Bending Creek Dr. Antioch, TN 37013	Everett Financial, Inc. dba Supreme Lending 14801 Quorum Drive, Ste 300 Dallas, TX 75254	Map 173 15 A Parcel 041.00CO

THIS INDENTURE is made effective the 24th day of October, 20 14, by **Gerald Golden and wife, Gwen Golden**, First Parties, for the purpose of conveying the premises described herein to Jamshid Mirzamukhamedov and Gulchekbra Ibragimova, husband and wife, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Lot No. 41, on the Final Plat of Mill Run Subdivision, Phase 1, of record in Plat Book 11700, Page 27, & 28 said Register's Office, to which reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Gerald Golden and wife, Gwen Golden by Warranty Deed from James M. Weston and wife Jennifer M. Weston dated December 18, 2009 of record in Instrument No. 20091222-0116599, Register's Office for Davidson County, Tennessee.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subdivision restrictions, building lines, easements and other matters of record including, without limitation, the Plan of record in Plat Book 11700, Pages 27 and 28, which shows an Owner's Certificate, certain notes, easements and setback lines; agreement for grant of Easement for Conservation Greenway of record in Instrument No. 20011024-0116286; Charter of Mill Run Homeowner's Association, Inc. of record in Instrument No. 19991207-0300674; Easement for Transmission Line of record in Book 3933, Page 359; Easement of record in Book 10448, Page 188; Conveyance of common area of record in Instrument No. 20000217-0016180; Storm Water Detention Agreement of record in Instrument No. 20010405-0033586; Declaration of Covenants, Conditions and Restrictions contained in the Instrument of record in Book 11675, Page 472 as amended in Instrument No. 20000215-0015152, Instrument No. 20021121-0144876, and in Instrument No. 20020701-0079016; and Landscape Agreement of record in Instrument No. 20010405-0033587, all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building setback lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

[CONTINUED ON FOLLOWING PAGE]

BILL GARRETT, Davidson County
Trans:T20140083284 DEEDWARR
Recvd: 11/04/14 14:18 2 pgs
Fees:13.00 Taxes:669.70
20141104-0101887

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2015, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal effective the day and year first above written.*

Gerald Golden

Gwen Golden

STATE OF TN)
COUNTY OF Rutherford)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Gerald Golden**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Rutherford County, this the 11th day of August, 2014.

MY COMMISSION EXPIRES DECEMBER 17, 2016

NOTARY PUBLIC

My Commission Expires:

LAWRENCE PUZZO STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TN)
COUNTY OF Rutherford)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Gwen Golden**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Rutherford County, this the 11th day of August, 2014.

NOTARY PUBLIC

My Commission Expires:

MY COMMISSION EXPIRES DECEMBER 17, 2016

LAWRENCE PUZZO STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.