BILL GARRETT, Davidson County
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Fees:13.00 Taxes:492.10
20141112-0104218

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of November, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Richard M. Martin | Embrace Home Loans | 070-09-0-073.00 |
| (NAME) | (NAME) | |
| 2210 Courtney Avenue | 25 Enterprise Center | |
| (ADDRESS) | (ADDRESS) | |
| Nashville 37218 | Newport, RI 02842 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of One Hundred Thirty-Three Thousand And No/100 Dollars ($133,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Ravshan Ashurov, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Richard M. Martin, an unmarried man**, 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:

**Land in Davidson County, Tennessee, being Lot No. 5, on the Plan of Orchard Hill, as shown on plat of record in Plat Book 2663, Page 98, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.**

**Being the same property conveyed to Ravshan Ashurov, Married from Elizabeth A. Cash, As Substitute Trustee by Substitute Trustee's Deed dated June 05, 2014 and recorded June 13, 2014 as Instrument No. 20140613-0051779 pursuant to a Foreclosed Deed of Trust dated July 02, 2008 and recorded as Instrument No. 20140319-0022598 by Kenneth D. Hamilton and Lenore D. Hamilton, said Register's Office for Davidson County, Tennessee.**

**The subject property was never used as the principal residence of the Grantor or his spouse.**

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 2210 Courtney Avenue, Nashville, TN 37218

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, has 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 our hands this 7th day of November, 2014.

Ravshan Ashurov
by Aziz Ashrov, Attorney-in-Fact

**STATE OF Tennessee**

**County OF Rutherford**

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared **Aziz Ashurov,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Ravshan Ashurov**, as Attorney-in-fact, and acknowledged that he exectued the same as the free act and deed of **Ravshan Ashurov**, for the purposes therein contained.

Witness my hand and official seal, this the 7th of November, 2014.

Notary Public

My Commission Expires: November 23, 2015

(SEAL)

CARLA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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