WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140090229 DEEDWARR
Recvd: 12/02/14 13:33 2 pgs
Fees:13.00 Taxes:111.00
20141202-0110459

B-MK-14-1416

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00.

Affiant

RACHEL WILSON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY My Commission Expires 02-15-2016

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Max Khazanov	**New owner**	
(NAME)	(NAME)	
PO Box 159342		**09208005700**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **KAREN A. HARRIS, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MAX KHAZANOV,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, described as follows:

Being Part of Lot No. 134 on the Plan of McNairy's Mansion House Tra. as of record on the front fly leaf of Book 9, Register's Office for said County, and being the Southerly part of Lot No. 18 on the unregistered plan of Samuel Watkins Lots, described as follows:

Beginning on the Northerly margin of Jo Johnston Avenue, formerly line Street, at a point 200 feet East of the Easterly margin of 16th Avenue, North, formerly Park Street, said Point being the Northeast corner of Jo Johnston Avenue and an alley; thence with the Northerly margin of said Avenue, Eastwardly 45 feet to the Southwest corner of Lot No. 131 on the plan of Watkins Unsold Lots, as of record in Book 57, Page 13, said Register's Office; thence with the Westerly line of said Lot 131, Northwardly 117 feet to the Southeast corner of the property conveyed to J. T. Allen by deed from L. H. Davis and wife of record in Book 349, Page 54, said Register's Office; thence with said Allen's Southerly line, Westwardly 45 feet to the Easterly margin of an alley; thence with said alley Southwardly 117 feet to the beginning.

Being the same property conveyed to Robert C. Harris, Sr. and wife, Karen A. Harris by Warranty Deed from Fred Jones, Successor Trustee of Jones Tabernacle Primitive Baptist Church, recorded on the 14th day of June, 1994 in Deed Book 9378, Page 333, in the Register's Office of Davidson County, Tennessee. Robert C. Harris, Sr., having since died on April 15, 1999, leaving Karen A. Harris the surviving tenant by the entirety.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1416 Jo Johnston Avenue, Nashville, Tennessee 37203**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 26th DAY OF NOVEMBER, 2014.

Karen A. Harris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAREN A. HARRIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of November, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212