This instrument prepared by and after recording return to:

Ally Title
310 Billingsly Court
Franklin, Tennessee 37067

BILL GARRETT, Davidson County
Trans:T20150015226 DEEDWARR
Recvd: 03/02/15 15:10 2 pgs
Fees:13.00 Taxes:347.80
20150302-0018039

WARRANTY DEED

****

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Rhiannon G. Chambers **3128 Ewingdale Drive** **Nashville, Tennessee 37207**	**New Owner**	**06001016800**

****

That **Khalima Avazova** (herein called the "Grantors"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by **Rhiannon G. Chambers, an unmarried woman** (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, has **GRANTED, SOLD AND CONVEYED**, and by these presents does **GRANT, SELL AND CONVEY**, unto the Grantee, that certain tract or parcel of real property situated Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being Lot No. 108 on the Plan of Section One, Golden Valley Estates, of record in Book 4175, Page 142, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Khalima Avazova by Special Warranty Deed from Federal National Mortgage Associaition dated 3/14/14 of record in Instrument No. 20140327-0025065, Register's Office of Davidson County, Tennessee.

This is improved property which bears the address of: 3128 Ewingdale Drive, Nashville, Tennessee 37207

TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, its successors and assigns, forever, subject to those matters as set forth herein.

The Grantor, for herself and her heirs, successors and assigns covenants with the Grantees that the Grantor is lawfully seized of a good, absolute and individual estate in fee simple of the Property, subject only to those matters as set forth herein; that the Grantor has good right and lawful authority to sell and convey the property; that the Grantor has done no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantor does hereby bind herself, her successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto the Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantor as of this, the 27th day of **February, 2015.**

Khalima Avazova

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at office, on this 27th day of **February, 2015.**

Notary Public

Commission Expires: 12-6-16

CHARLES A. SULLIVANT JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires

State of TENNESSEE
County of WILLIAMSON

The actual consideration or value for this property (whichever is greater) is **$94,000.00**.

Sworn to and subscribed before me this 27 day of **February, 2015.**

Affiant

Notary Public

My Commission Expires: 2-18-19

STEPHANIE A. GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY