BILL GARRETT, Davidson County
Trans:T20150028754 DEEDWARR
Recvd: 04/16/15 14:21 2 pgs
Fees:13.00 Taxes:55.50
20150416-0033876

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
15-0139HV

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,000.00.

Kim Gillespie
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of April, 2015.

Brenda Huntsman
Notary Public
Commission Expires: 11/20/18

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Manzura Ismoilova 605 Vester Avenue Nashville, TN 37207	~~CASH~~ NEW OWNER	071-10-0-102.00

WARRANTY DEED

FOR AND IN 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/WE,

Gwendolyn Louise Cartwright

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Manzura Ismoilova

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. 44 on the Map of Weakley and Dodd's Subdivision of Lot No. 17 in Brooklyn, as of record in Book 57, Page 126, Register's Office for said County.

Said Lot No. 44 fronts 50 feet on the northerly side of Vester Avenue and runs back 150 feet on the easterly line and 157 feet on the westerly line to a dead line, measuring 50.4 feet thereon.

BEING the same property conveyed to Gwendolyn Louise Cartwright, by Quitclaim Deed from Wells Fargo Bank, N.A., dated 6/3/13 and recorded 6/24/13 in Instrument No. 20130624-0064615; and being the same property previously conveyed to Wells Fargo Bank, N.A., by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee (appointed by instrument recorded 12/6/12 in Instrument No. 20121206-0112305), dated 1/24/13 and recorded 1/31/13 in Instrument No. 20130131-0010105, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is unimproved property known as: 605 Vester Avenue, Nashville, TN 37207.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 13th day of April, 2015.

Gwendolyn Louise Cartwright

Gwendolyn Louise Cartwright

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Witness my hand and official seal at Hendersonville, Tennessee this 13th day of April, 2015.

Brenda Huntsman

Notary Public
My Commission Expires: 11/20/18

(Notary Seal)

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY