BILL GARRETT, Davidson County
Trans:T20150028962 DEEDWARR
Recvd: 04/17/15 09:51 2 pgs
Fees:13.00 Taxes:941.65
20150417-0034122

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 254,500.00

Affiant

STACEY DENSON PALMER
NOTARY PUBLIC
TENNESSEE
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2018

Subscribed and sworn to before me, this 7th day of April,

Notary Public

My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MARIAN BUCHANAN	**MARK BUCHANAN**	**172150A18000CO**
1608 CROSSWIND PL	**8208 HOLLY ROAD**	
NASHVILLE, TN 37211	**BRENTWOOD, TN 37027**	

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 ACKNOWLEDGE, WE,

RUSLAN YUREVICH BAGIROV, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MARIAN BUCHANAN, WIDOWED

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. 216 ON THE PLAN OF HOLT WOODS SECTION TEN, OF RECORD IN BOOK 9700, PAGE 281 AND 282, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO RUSLAN YUREVICH BAGIROV, MARRIED, BY WARRANTY DEED FROM BRENDA MICHELLE HOPE AND STEPHEN J. HOPE, DATED 04/12/2011 AND RECORDED ON 04/27/2011 IN INSTRUMENT NUMBER 20110427-0032122, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (_____) property known as 1608 CROSSWIND PL, NASHVILLE, TN 37211.

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, have a good right to convey it and the same in 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 my/our hand(s) this 6th day of April, 2015.

RUSLAN YUREVICH BAGIROV

VICTORIA BAGIROV

VI CTORIA BAGIROV

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, RUSLAN YUREVICH BAGIROV, ~~MARRIED~~ XXXXXXX ** the within named Grantor(s), 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.

** and wife, Victoria Bagirov

Witness my hand, at office, this 6th day of April, 2015.

Notary Public

My Commission Expires: 2-11-16

ELIZABETH WATSON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY