Davidson County DEEDWARR
Recvd: 05/19/15 09:30 2 pgs
Fees:13.00 Taxes:240.50
20150519-0045877

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of May, 2015, Notary Public MY COMMISSION EXPIRES: 4/2/18 (AFFIX SEAL)

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

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).
Conrex Residential Property Group 2013-1, LLC	Conrex Residential Property Group 2013-1, LLC	080 07 0 014.00
(NAME) 3 Cordes Street	(NAME) Same	
(ADDRESS) Charleston, SC 29401	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Sixty-Seven Thousand And No/100 Dollars ($67,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Aziz Ashurov, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Conrex Residential Property Group 2013-1, LLC**, 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. 378 on the Plan of Section Two, Bordeaux Hills, of record in Book 3600, Page 7, Register's Office for said County.

Beginning at a point in the Westerly margin of Snell Boulevard at the Corner of Lots 377 and 378; thence with the line between said Lots, Southwesterly 111.38 feet to a Point; thence Northwesterly 75.46 feet, the Southerly margin of Dolan Drive; thence with the margin of the same, Northeasterly 79.85 feet to the beginning of a curve; thence around said curve, Easterly 39.27 feet to the margin of Snell Boulevard; thence with the margin of the same, Southerly 59.6 feet to the beginning.

Being the same property conveyed to Aziz Ashurov by Substitute Trustee's Deed from Brock & Scott, PLLC, as Substitute Trustee, dated April 21, 2015 and recorded May 1, 2015 as Instrument No. 20150501-0039389 pursuant to a foreclosed Deed of Trust dated December 2, 2003 and recorded December 18, 2003 as Instrument No. 20031218-0180433 by Benjamin Newsom Sr a/k/a Benjamin K. Newsom a/k/a Benjamin K. Newsom, Sr., in said Register's Office for Davidson County, Tennessee.

File Number: MFR-151944
GRN 152121

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

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.

unimproved ☐
This is improved ☒ property, known as 1432 Snell Blvd, 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 13th day of May, 2015.

Aziz Ashurov

STATE OF Tennessee

County OF Rutherford

I, Carla Johnson, a Notary Public for the County of Rutherford and State of Tennessee, do hereby certify that **Aziz Ashurov** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 13th of May, 2015.

Notary Public

My Commission Expires: November 23, 2015

(SEAL)

CARLA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018