This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

Record & Return -
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Shavkat Ashurov
3100 E Lake Drive
Nashville, Tennessee 37214

MORTGAGEE:

None

BILL GARRETT, Davidson County
Trans:T20150043940 DEEDWARR
Recvd: 06/04/15 12:43 2 pgs
Fees:13.00 Taxes:84.73
20150604-0052348

SEND TAX BILL TO:
Owner

MAP **108-07**
GROUP
PARCEL **0100.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Joe Derrick and Jim Derrick,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Shavkat Ashurov**, hereinafter called the GRANTEE, his 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. 1 on the Plan of Revised Plan of Section One, East Lake Subdivision, as shown by plat and survey of record in Book 5190, page 477, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joe Derrick and Jim Derrick by deed from Terry L. Young and wife, Donna Young of record in Instrument no. 20150528-0048919, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2015 and subsequent years.

This is **unimproved** property known as **3100 E Lake Drive, Nashville, Tennessee 37214.**

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, his heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 the **29th** day of **May, 2015.**

Joe Derrick

Jim Derrick

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Joe Derrick and Jim Derrick**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 29th day of May, 2015.

Mary Joe Hartz
NOTARY PUBLIC

My Commission Expires: 5/3/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $22,900.00.

AFFIANT

Subscribed and sworn to before me on this 29th day of May, 2015.

NOTARY PUBLIC

My Commission Expires: 5.3.16