Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20150051353 DEEDWARRSP
Recvd: 06/26/15 09:43 3 pgs
Fees:18.00 Taxes:2460.50
20150626-0061555

This Instrument Prepared by:
Morgan, Akins & Clark, PLLC
2000 Richard Jones Rd., Suite 260
Nashville, TN 37215

State of Tennessee
County of Davidson

The actual consideration or true value, whichever is greater for this transfer is $665,000.00.

Affiant

Subscribed and sworn before me, this 23 day of June, 2015.

JONATHAN B. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019

Notary Public

My commission expires: _____

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILL	MAP AND PARCEL:
Aziz Ashurov and Ravshan Ashurov 217 4th Avenue, Nashville, Tennessee 37219	**Same as Owner**	**09306105500**

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, **217 4th AVENUE, LLC, a Tennessee limited liability company,** Grantor, has bargained and sold and does hereby transfer and convey unto the, Aziz Ashurov and Ravshan Ashurov, Grantee, it's successors and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, as more particularly described in **Exhibit A** attached hereto and incorporated herein by this reference, referred to as the "Property". The Property is improved property commonly known as **217 4th Avenue North, Nashville, Tennessee**.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the said Grantee, its successors and assigns, forever.

AND Grantor covenants with the Grantee that it is lawfully seized and possessed of the Property in fee simple, that it has good right to sell and convey the same, that the same is unencumbered, and that Grantor covenants and binds itself, its successors and assigns, to warrant

and forever defend the title to the Property against the lawful claims of all persons whomsoever, except for: (1) 2015 real estate taxes, which are being prorated at closing and which are assumed by the Grantee; (2) such easements, restrictions, and other matters as appear of record; and (3) any facts, rights, interests, encumbrances, or claims that are not shown on public record but that could be ascertained by an inspection, survey, or examination of the Property.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this 23 day of June, 2015.

GRANTOR:

217 4th AVENUE, LLC,
a Tennessee limited liability company

By: Micah Lacher
Its: PRESIDENT

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Micah Lacher, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument as President, of 217 4th Avenue, LLC, a Tennessee limited liability company, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23 day of June, 2015.

Notary Public

My Commission expires: _____

JONATHAN B. HAGOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019

EXHIBIT A
Property Description

Land in Davidson County, Tennessee, being part of lot No. 65 on the Original Plan of the Town of Nashville, not of record, described according to a survey made by S. R. Sanford, Jr., Civil Engineer, August 4th, 1947, as follows:

Beginning on the Westerly margin of 4th Avenue North at the Southeast corner of property conveyed to Lillian W. Gilbert by deed from Ella Banks Bennie, et al., of record in Book 1011, Page 570, Register's Office for said County; thence with Gilbert's South line, Westwardly 172 feet 4 1/2 inches to the Easterly margin of an alley; thence with the Easterly margin of said alley Southwardly 28 feet 9 1/4 inches; thence Eastwardly 172 feet 5-3/4 inches to the Westerly margin of 4th Avenue North; thence with the Westerly margin of said Avenue Northwardly 28 feet 9 inches to the point of beginning. Being the same property conveyed to Gerald Averbuch and Sidney Averbuch by deed from Maxwell House Company, of record in Book 1516, Page 445, Register's Office for said County.

Being the same property conveyed by Warranty Deed from Sidney Averbuch and wife, Juliette Averbuch, and Gerald Averbuch and wife, Blossom Averbuch to G. S. Alford as recorded in Deed Book 1762, Page 206; Probate Docket #14P117; also see Order Admitting Will to Probate as a Muniment of Title and for Issuance of Letters of Administration C.T.A. as recorded on the 29th day of January, 2014 in Instrument No. 20140129-0008237 and Last Will and Testament as recorded on the 29th day of January, 2014 in Instrument No. 20140129-0008238, in the Register's Office of Davidson County, Tennessee.

Further being that certain property conveyed by Warranty Deed dated May 14, 2014, from JUDITH GANS, ADMINISTRATOR C.T.A. OF THE ANCILLARY ESTATE ADMINISTRATION OF GRACE S. GOLD, Deceased, to 217 4th AVENUE, LLC, a Tennessee limited liability company as recorded on May 19, 2014 in Register's of Deed Office of Davidson County, Tennessee as Instrument Number 20140549-0042903.