This Instrument Prepared By:
Athens Title & Escrow LLC
Michael J. Mills, Attorney at Law
5115 Maryland Way
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 06/30/15 16:07 3 pgs
Fees:18.00 Taxes:175.75
20150630-0063338

ADDRESS NEW OWNER:
Khurshid Ismoilov
5170 Hickory Hollow Pkwy Unit 269
Nashville, TN 37013

SEND TAX BILL TO:
Owner

MAP 105
GROUP 16 0
PARCEL 270.00

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 considerations, the receipt and sufficiency of which are hereby acknowledged, **Eric Sox, a married man,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Khurshid Ismoilov**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

The Land referred to in this exhibit is located in the County of Davidson and the State of Tennessee in Deed Book 10168 at Page 665 and described as follows:

Being Lot No. 12 on the Plan of Corinne Place Resubdivision, of Record in Book 3700, Page 43, Register's Office for Davidson Count, Tennessee, and described as follows:

Said Lot No. 12 fronts 50.20 feet on the Westerly side of Dunn Avenue and extends back 197.34 feet on the Northerly Line and 196.75 feet on the Souterhly Line to a Dead Line, which is a Broken Line measuring 54.01 feet thereon.

Being the same property conveyed to Eric Sox by deed from Brock & Scott, PLLC, dated June 24, 2015, of record in Instrument No 20150629-0062123, Register's Office for said County.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2015 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 3700, page 43, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is unimproved property known as 2212 Dunn Avenue, Nashville, Tennessee 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 Khurshid Ismoilov, his heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out;

and, GRANTOR does further covenant and bind himself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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 30th day of June, 2015.

Eric Sox

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Eric Sox, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of June, 2015.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $47,500.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of June, 2015.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael J. Mills, attorney at law

State of Tennessee:
County of Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Notary Public James C. Smith
My Commission Expires: February 25, 2019

JAMES C. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY