THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, ATTORNEY AT LAW
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20150065445 DEEDWARR
Recvd: 08/06/15 15:21 2 pgs
Fees:13.00 Taxes:813.63
20150806-0078608

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Shawn Cormier 70 Elberta Street Nashville, Tennessee 37210	Guaranteed Rate, Inc. 3940 N. Ravenswood Ave. Chicago, IL 60613	119-06-0-065.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **AZIZ ASHUROV**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **SHAWN CORMIER, UNMARRIED**, hereinafter called the Grantee, his heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in the Sixth Civil District of Davidson County, Tennessee being Lot No. 1 and the Easterly 1.71 feet of Lot No. 2 on the Plan of Sterling Subdivision, Section 1, and filed of record in Plat Book 1424, Page 97, being more particularly described to-wit:

Beginning at a point in the northerly margin of Elberta Street, 1.71 feet west of the corner of Lots No. 1 & 2; thence parallel to the line of said lots, 150 feet to a point; thence eastwardly 70 feet to a point in the westerly margin of Sterling Boone Drive; thence with said Drive southerly 130 feet to a point, being the beginning of a curve; thence westwardly around said curve 31.42 feet to a point in the northerly margin of Elberta Street; thence with said Street westwardly 50.0 feet to the point of beginning.

Being the same property conveyed by Rita E. McCall to the Trustee for Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Primary Residential Mortgage, Inc. by Deed of Trust dated 10/29/2010, and filed of record at Instrument Number 20101105-0088753 at the Register's Office for Davidson County, Tennessee. Default was subsequently made by Rita E. McCall on the loan secured by the above said Deed of Trust, and the property was sold at auction to Aziz Ashurov, pursuant to Substitute Trustee's/Trustee's Deed filed on 05/01/2015, at Instrument Number 20150501-0039390 the Register's Office for Davidson County, Tennessee.

This is improved property known as **70 Elberta Street, Nashville, Tennessee 37210** .

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, forever. GRANTOR covenants with said GRANTEE that we 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 hand this **3rd** day of **August, 2015**:

Aziz Ashurov

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **AZIZ ASHUROV**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 3rd day of August, 2015.

Notary Public

My Commission Expires: 5/23/18

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $219,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 3rd DAY OF AUGUST, 2015.

Notary Public

My Commission Expires: 5/23/18

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON