This instrument prepared by and after recording return to:

Ally Title
310 Billingsly Court
Franklin, Tennessee 37067

Davidson County DEEDWARR
Recvd: 08/18/15 14:14 3 pgs
Fees:18.00 Taxes:327.45
20150818-0083186

WARRANTY DEED

****

ADDRESS NEW OWNER:
Farrukh Ulmasbaev
5510 Country Drive
Nashville, TN 37211

SEND TAX BILLS TO:
New Owner

Map-Parcel
162-09-0A-052.00-CO

****

That **Farrukh Ulmasbaev a married man** (herein called the "Grantee"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by **Robert L. Higginbotham and wife, Julie G. Higginbotham** (herein called the "Grantor"), the receipt and sufficiency of which are hereby acknowledged, has **GRANTED, SOLD AND CONVEYED**, and by these presents does **GRANT, SELL AND CONVEY**, unto the Grantee, that certain tract or parcel of real property situated Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit; Land in Davidson County, Tennessee, being all of Unit No. 52, Building 8, on the Plan of Hickory Valley Condominiums, Phase II, as shown by plat appearing of record in Plat Book 4460, Page 133, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Robert L. Higginbotham and wife, Julie G. Higginbotham by Warranty deed from David Obedala and wife, Kelly Obedala of record in Instrument No. 20070227-0024049 Register's Office for Davidson County, Tennessee, dated February 26, 2007 and recorded on February 27, 2007.

This improved property commonly known as: 5510 Country Drive, Unit 52 Nashville, TN 37211.

TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, its successors and assigns, forever, subject to those matters as set forth herein.

The Grantor, for herfself and her heirs, successors and assigns covenant with the Grantees that the Grantor is lawfully seized of a good, absolute and individual estate in fee simple of the Property, subject only to those matters as set forth herein; that the Grantor has good right and lawful authority to sell and convey the property; that the Grantor has done no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantor does hereby bind himself, his successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto the Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantor as of this, the **14th** day of **August, 2015.**

Robert L. Higginbotham

Julie G. Higginbotham

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, **Robert L. Higginbotham and Julie G. Higginbotham,** the bargainor (s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this **14th** day of **August, 2015.**

Notary Public

Commission Expires: 4/26/2019

State of TENNESSEE
County of WILLIAMSON

The actual consideration or value for this property (whichever is greater) is **$88,500.00**

Sworn to and subscribed before me this **14TH** day of **August, 2015.**

Affiant

Notary Public

My Commission Expires: 4/26/2019

True Copy Certification

I, Charles A. Sullivant, Jr., 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Mark B. Leedom, a notary public for this county and state, Charles A. Sullivant, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/11/17
Notary' Seal (if on paper)

