BILL GARRETT, Davidson County
Trans:T20150074273 DEEDWARR
Recvd: 09/01/15 11:06 2 pgs
Fees:13.00 Taxes:249.75
20150901-0088631

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $67,500.00

Erin Kromac
Affiant

Subscribed and sworn to before me, this 28th day of August, 2015

Annette Belyea
Notary Public
My commission expires: 9-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Miraziz Mirabidov 2312 11th Avenue North Nashville, TN 37208	New Owner	070-15-0-031.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jane Elizabeth Hudson,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Miraziz Mirabidov, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 7 , as shown on the map entitled the Plan of Kellow Acres, of record in Book 3842, page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to THOMAS C. HUDSON AND WIFE, JANE E. HUDSON, by deed from RAY BARRETT AND EARL HAWKINGS, A PARTNERSHIP, D/B/A B & H COMPANY, of record in Book 4171, page 672 , dated September 11, 1967, said Register's Office.

Thomas Cecil Hudson conveyed his interest Jane Elizabeth Hudson in Final Decree of record in Book 7209, page 995, dated July 22, 1977, said Register's Office.

This property is improved property known as **2312 11th Avenue North, Nashville, TN, 37208**

This conveyance is subject to the following: (1) General or special taxes and assessments required to be paid in the year 2015 and subsequent years for Map-Par. 070-15-0-031.00; (2) If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq; (3) Matters shown on the Plan of record in Book 3842, page 101, said Register's Office; (4) Restrictive Covenants contained in instrument of record in Book 4087, page 776, said Register's Office.

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their 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 my hand this the 28th day of August, 2015.

Jane Elizabeth Hudson

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 **Jane Elizabeth Hudson** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this the 28th day of August, 2015.

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 5/30/2017

FILE NO: 2015073773