WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150077064 DEEDWARR
Recvd: 09/10/15 11:32 2 pgs
Fees:13.00 Taxes:133.20
20150910-0091991

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of September, 2015

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Madinabonum Khamraeva	Madinabonum Khamraeva	Parcel ID:
6001 Old Hickory Blvd., Apt. 436	6001 Old Hickory Blvd., Apt. 436	08107017600
Hermitage, TN 37076	Hermitage, TN 37076	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Mark Driver, married and Joan Oglesby, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Madinabonum Khamraeva , married

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 38, on the Map of George Shields, 2nd Addition to North Nashville, as of record in Book 57, page 146, Register's Office for said County.

Said Lot No. 38 fronts 60 feet on the northerly side of St. Louis Avenue and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Mark Driver, married, and Joan Oglesby, married, by deed from Deivys Hernandez, of record in Instrument 20130408-0034493, said Register's Office, dated March 26, 2013.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 57, Page 146, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1706 St. Louis Street, Nashville, TN 37208

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 our hands this 8th day of September, 2015.

Mark Driver

Joan Oglesby

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark Driver and Joan Oglesby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of September, 2015.

My Commission Expires: 8/23/16

Notary Public

