WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29 day of Sept, 2015

Notary Public

MY COMMISSION EXPIRES: 9-11-17
(AFFIX SEAL)

AMY C. SCHLEIER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Robin L. North	First Bank	044 15 0 066.00
(NAME)	(NAME)	
710 Jones Street	318 Seaboard Lane, Suite 205	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Sixty-Six Thousand Nine Hundred And No/100 Dollars ($166,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Ravshan Ashurov, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Robin L. North, unmarried**, 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 the Fourth Civil District of Davidson County, Tennessee, being Lot No. 38, Section A, Village of Old Hickory, as shown on the plan recorded July 16, 1948, in Book 1424, Page 68, Register's Office for Davidson County, Tennessee, located on the northwest corner of the intersection of Jones and English Streets.

Being the same property conveyed Patricia H. Casselberry, unmarried by Warranty Deed from Clint E. Watts and David E. Watts and Charles O. Watts, Heirs of Lorena Tyree Watts dated July 1, 1999 and recorded July 21, 1999 in Book 11581, Page 807, in said Register's Office for Davidson County, Tennessee. Being re-recorded as Instrument No. 20130726-0077918 to correct the execution of the property, in said Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Ravshan Ashurov, married by Substitute Trustee's Deed from Elizabeth A. Cash, as Substitute Trustee dated June 5, 2014 and recorded June 13, 2014 as Instrument No. 20140613-0051780, pursuant for a foreclosed Deed of Trust dated July 1, 1999 and recorded July 21, 1999 in Book 11581, Page 810 by Patricia H. Casselberry, unmarried, in said Register's Office for Davidson County, Tennessee.

File Number: MFR-154175

BILL GARRETT, Davidson County
Trans: T20150087513 DEEDWARR
Recvd: 10/14/15 10:53 2 pgs
Fees: 13.00 Taxes: 617.53

20151014-0104473

Said propertry has never bveen the primary residence of the Grantor nor the Grasntor's Spouse.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 710 Jones Street, Old Hickory, TN 37138

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, has 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 28th day of September, 2015.

~~Ravshan Ashurov~~ by Aziz Ashurov his attorney in fact

Ravshan Ashurov by Aziz Ashurov, his attorney in fact

STATE OF Tennessee

County OF ~~Rutherford~~ WILSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Aziz Ashurov, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ravshan Ashurov, as Attorney-in-fact, and acknowledged that he exectued the same as the free act and deed of Ravshan Ashurov, for the purposes therein contained.

Witness my hand and official seal, this the 28th of September, 2015.

Notary Public

My Commission Expires: 10.5.2015

(SEAL)

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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