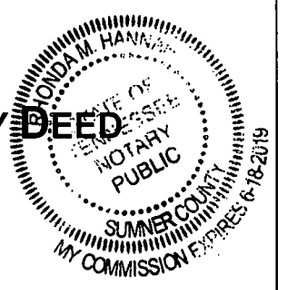
WARRANTY DEED



DUSMUKHAMEDOV-H15307

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16th DAY OF October, 2015.

(Affix Seal) Notary Public

My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Bekhzodkhon Dusmukhamedov	Bekhzodkhon Dusmukhamedov	090.08-0-121.00
650 C James Ave.	5170 Hickory Hollow pwy #269 Antioch TN 37013	
Nashville, TN 37209		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, HOWARD LITCHFORD, JR. AND WIFE, WANDA F. LITCHFORD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto BEKHZODKHON DUSMUKHAMEDOV, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Land and all improvements described according to a survey by Georama Land Surveying, dated November 6-7, 1970, as follows:

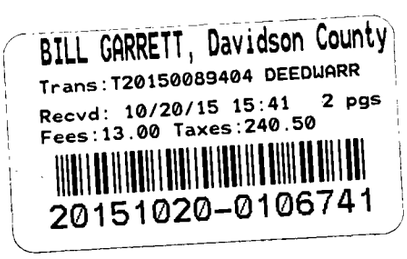
Beginning at an iron in the entirely margin of James Avenue, at the southwest corner of the herein described land; thence with the margin of said Avenue N 46 deg. 57 min E 84 feet to an iron pin at the beginning of a curve at the entrance of Croley Drive; thence around said curve southeasterly 42.03 feet to an iron pin the westerly margin of Croley Drive; thence with Drive S 8 deg. 33 min. E 46 feet to an iron pin in the beginning of a curve; thence along said curve southerly 48.17 feet to a point; thence along an old fence row N 64 deg. 10 min. W 108 feet to the point of beginning.

Being the same property conveyed to Howard Litchford, Jr. et ux, Wanda F. Litchford by deed from Robert C. Hand et ux, Ella M. Hand of record at Book 5095, Page 50, recorded on 12/09/1976, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

( ) unimproved
This is (X) improved property known as 650 C James Ave., Nashville, Tennessee 37209 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 16th day of October, 2015 :

Howard Litchford, Jr.

Wanda F. Litchford

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named HOWARD LITCHFORD, JR. AND WIFE, WANDA F. LITCHFORD, 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 Sumner County Tennessee this 16th day of October, 2015.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-18-2019