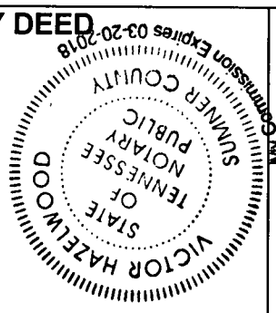
#10256

WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,500.00

V Bagirov
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Returned: Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Valentina Bagirov	Peoples Home Equity, Inc.	143-03-0C-003.00 CO
(NAME)	(NAME)	
6907 Highland Park Dr.	150 N. Seven Oaks	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Knoxville TN 37922	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Ruslan Bagirov and Victoria Bagirov,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Valentina Bagirov,** 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, Tennessee, being Unit number A3 and Carport A3 in a Horizontal Property Regime which is located on the Plat of Phase One, Harpeth Glen Condominium Apartment, a Plat of which is recorded in Book 4460, Page 42 and shown on the site plan of record in Book 4546, Page 681, Register's Office for Davidson County, Tennessee, to which matters references are hereby made.

Being the same property conveyed to Ruslan Bagirov from Yuriy Bagirov and wife, Valentina Bagirov (Valnetina Bagirov a.k.a. Valnetina Bagirova) by deed of record in Instrument No. 20050617-0069550 , Register's Office for Davidson County, Tennessee.

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

Victoria Bagirov joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐

This is improved ☑ property, known as 6907 Highland Park Dr., Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

BILL GARRETT, Davidson County
Trans:T20150102424 DEEDWARR
Recvd: 12/03/15 14:34 2 pgs
Fees:13.00 Taxes:527.25
20151203-0122026

Witness my/our hands this 30th day of November, 2015.

Ruslan Bagirov

Victoria Bagirov

State of Tennessee
County of Williamson

Personally appeared before me Ruslan Bagirov and Victoria Bagirov, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of November, 2015.

Notary Public
My Commission Expires: _____

File No.: 10256

