Davidson County DEEDWARRSP
Recvd: 01/07/16 16:09 6 pgs
Fees:33.00 Taxes:288.60
20160107-0001819

Commitment Number: 3405512

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
NOZIMBEK AVAZOV, 3205 Grace Crest Point Nashville TN 37217

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
043 02 0 053.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 12-16, 2015, by and between **Selene Finance LP**, whose mailing address is **9990 Richmond Ave., Suite 400s, Houston, TX 77042**, hereinafter grantor, and party of the first part, and **NOZIMBEK AVAZOV**, hereinafter grantee, party of the second part, whose tax mailing address is **3205 Grace Crest Point Nashville TN 37217**.

WITNESSETH: That for and in consideration $78,000.00 (Seventy Eight Thousand Dollars and Zero Cents), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate as set forth in the **Attached Exhibit A**. Said property is commonly known as **613 MAY DR MADISON TN 37115**.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20151110-0114448 in the Register's Office of Madison County, Tennessee.

Parcel ID: 043 02 0 053.00

Executed by the undersigned on 12-14, 2015:

Selene Finance LP

By: _____

Name: Stephanie McDaniel

Its: Claims Manager

STATE OF Florida

COUNTY OF Duval

Before me, _____, a Notary Public of said State and County aforesaid, personally appeared Stephanie McDaniel its Claims Manager on behalf of **Selene Finance LP** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself or herself to be Claims Manager of Selene Finance LP the within named Grantor, Party of the First Part and Bargainor, a Delaware corporation, and that he or she as such Claims Manager, executed the foregoing instrument for the purpose therein contained, by signing the name of Selene Finance LP ~~Inc.~~, by himself or herself as such Claims Manager,.

Witness my hand and seal, this 16 day of December, 2015

_____
Admir Imamovic
Notary Public

My Commission Expires July 15, 2018

Admir Imamovic
COMMISSION # FF 141918
EXPIRES: JUL 15, 2018
BONDED THRU
1st FLORIDA NOTARY, LLC

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Florida
County of Duval

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 78,000 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 16th day of December, 2015.

Affiant

Stephanie McDaniel
Print Name

(Seal)

Notary Public Admir Imamovic

My commission expires:
July 15, 2018

Admir Imamovic
Print Name

CTIC# _____

Admir Imamovic
COMMISSION # FF 141918
EXPIRES: JUL 15, 2018
BONDED THRU
1st FLORIDA NOTARY, LLC

Exhibit A

All that certain parcel of land situate in the County of Davidson and State of Tennessee being known and designated as follows: Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Farview, Section 2, as of record in Book 3600, Page 6, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

True Copy Certification

I, Lisa Williams, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Lisa Williams
Signature

State of PA

County of Allegheny

Personally appeared before me, Christina McCartney, a notary public for this county and state, Lisa Williams who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Christina McCartney
Notary's Signature

My Commission Expires: 4-15-19
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Christine McCartney, Notary Public
Moon Twp., Allegheny County
My Commission Expires April 15, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES