WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160017538 DEEDWARR
Recvd: 03/03/16 11:09 2 pgs
Fees:13.00 Taxes:924.63

20160303-0020385

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $249,900.00.

Affiant

Subscribed and sworn to me on February 29th, 2016.

NOTARY PUBLIC

My Commission Expires: 10/18/2016

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Nora O'Shaughnessy 3102 E. Lake Drive Nashville, TN 37214	NEW OWNER	108070C00200CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and Shavkat Ashurov, a married man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Nora O'Shaughnessy, unmarried, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit B, 3100 SEAN TOWNHOMES, as shown on Declaration Establishing a Horizontal Property Regime of record in Instrument No. 20150803-0076748, amended at Instrument No. 20150804-0077353, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Warranty Deed from Joe Derrick and Jim Derrick to Shavkat Ashurov, as recorded on the 4th day of June, 2015 in Instrument No. 20150604-0052348; part of Warranty Deed from Terry L. Young and wife, Donna Young to Joe Derrick and Jim Derrick, as recorded on the 28th day of May, 2015 in Instrument No. 20150528-0048919 and part of Warranty Deed from James Timothy Forkum and wife, Patti H. Forkum to Terry L. Young and wife, Donna E. Young, as recorded on the 3rd day of July, 1990 in Deed Book 8144, Page 354, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 3102 E. Lake Drive, Nashville, TN 37214.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is 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 GRANTOR does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors 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 on February 29th, 2016.

Shavkat Ashurov

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On February 29th, 2016, before me personally appeared Shavkat Ashurov to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 29th of February, 2016.

NOTARY PUBLIC

My Commission Expires: 11-6-2017

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY