BILL GARRETT, Davidson County
Trans:T20160020682 DEEDWARR
Recvd: 03/14/16 14:12 2 pgs
Fees:13.00 Taxes:281.20
20160314-0024068

This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
212 Oceola Avenue
Nashville, TN 37209
(615) 829-5190

File No.: **16-1029**

WARRANTY DEED

THIS INDENTURE, made and entered into this **3/03/2016**, by and between **Priscilla A Lewis-Davis f/k/a Priscilla A. Lewis and Jonathan Davis, Wife and Husband**, parties of the first part, and **Shavkat Ashurov, a married man**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), 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 had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee being Lot No. 253 on the Plan of Trinity Hills Village Subdivision, Section II, First Addition of record in Book 4460, page45 and 46, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Priscilla A. Lewis by Final Decree from Curtis D. Lewis, recorded on 02/24/1999 in Book 11380, page 250, Register's Office for Davidson County, Tennessee.

Priscilla A Lewis-Davis and Priscilla A. Lewis are one and the same person.

Jonathan Davis joins in to convey any and all martial rights he may have in said.

This conveyance is made subject to: All Easements and Restriction of record.

Parcel ID # **59-12-13**
☒ Improved **617 MacLaurin Ct, Nashville, TN 37207**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Priscilla A Lewis-Davis

Jonathan Davis

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Priscilla A Lewis-Davis and Jonathan Davis** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 3rd day of March, 2016..

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

****

Owner's Name: **Shavkat Ashurov**

and Address: **617 MacLaurin Ct, Nashville, TN 37207**

Mail tax bills to, 1301 60th Ave North, Nashville TN 37209

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$76,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 3rd day of March, 2016..

Notary Public

My Commission Expires: 11/5/19

KRISTA LEIGH HIGHERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON