Davidson County DEEDWARR
Recvd: 03/30/16 14:25 3 pgs
Fees:18.00 Taxes:509.77
20160330-0030121

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
16-1257TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 137,777.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th day of March, 2016.

Notary Public

BETH TURNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Commission Expiration:
2-25-20

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Shavkat Ashurov 2303 Foster Ave. Nashville, TN 37210	Shavkat Ashurov 1301 60th Avenue North Nashville, TN 37209	-119-01-0396.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Nona Ensley and Gerald Ensley, wife and husband,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shavkat Ashurov, a married man** 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:

Property known as 2303 Foster Ave. Nashville, TN 37210, Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 74 of Block 21 on the Map of Overhill City and W. H. Fox Subdivision of Blocks No. 14, 15, 16, 20, 21, 29, and 30, Cumberland Nurseries Subdivision, as or record in Book 332, Page 21, Register's Office for said County.

Said Lot No. 74 fronts 50 feet on the west side of Foster Avenue and runs back parallel lines 150 to an alley.

Being the same property conveyed to Nona Ensley and Gerald Ensley, wife and husband by deed from Nona Ensley dated 06/26/14 filed of record 08/14/14 in Instrument No. 20140814-0073329, said Register's Office.

Tax Map and Parcel ID is as follows 119-01-0396.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 2303 Foster Ave., Nashville, TN 37210

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.

Witness my hand this 28th day of March, 2016.

Nona Ensley

Nona Ensley

Gerald Ensley

Gerald Ensley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of March, 2016, before me personally appeared **Nona Ensley and Gerald Ensley, wife and husband**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 28th day of March, 2016.

Notary Public

BETH TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Commission Expiration:
2-25-20

LTE File No.: 16-1257TN

True Copy Certification

I, **Rita B Mitchell**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Rita B Mitchell

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Shellie Jenkins**, a notary public for this county and state, **Rita B Mitchell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shellie Jenkins

My Commission Expires: 8/28/18

SEAL

