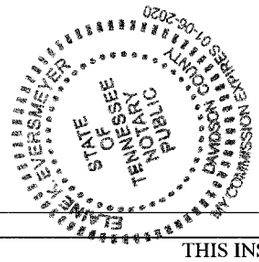
Davidson County DEEDWARR
Recvd: 04/01/16 11:04 3 pgs
Fees:18.00 Taxes:924.63
20160401-0030984

# WARRANTY DEED




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 March 28th, 2016.

NOTARY PUBLIC

My Commission Expires:

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 # |
|---|---|---|
| Rachel Lynn Bond<br>3100 E. Lake Drive<br>Nashville, TN 37214 | Quicken Loans<br>658 Woodward Ave<br>Detroit MI 48226 | 108070C00100CO |

**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 Rachel Lynn Bond and Timothy Edward Avilez Bond, wife and husband, and Carol Lee King, a single woman, as tenants in common with rights of survivorship, hereinafter called **"GRANTEES,"** their 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 A, 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 3100 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 GRANTEES, their 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 GRANTEES, their 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 March 28th, 2016.

Shavkat Ashurov

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

On March 28th, 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 28th of March, 2016.

NOTARY PUBLIC

My Commission Expires: 9-11-17

DIANNE R. SIMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

My Commission Expires: _____

Notary's Seal (if on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).