BILL GARRETT, Davidson County
Trans:T20160034165 DEEDWARR
Recvd: 04/26/16 10:30 2 pgs
Fees:13.00 Taxes:980.50

20160426-0040398

WARRANTY DEED

MELINDA SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/16/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Monica Lawson	Same as new owner	051-02-0-028.01
(NAME)	(NAME)	
2544 Old Matthews Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Nozimbek Avazov, a married man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Monica Lawson and Sir Lawson, wife and husband**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in the 11th, formerly the 19th, Civil District of Davidson County, State of Tennessee being in the Westerly part of Tract No. 9 on the unrecorded plan of the Gammel property, as shown on survey made by Turner Engineering Company, Inc., July 14, 1961, being Tract No. 9 on the unrecorded Map showing survey of Tract No. 11 and the revision of Tracts Nos 9 and 10 of the Gammel property, as shown on survey made by Z. J. Wilkinson, Surveyor, July 29, 1963, described as follows:

Beginning on the easterly margin of Port Drive at point South 23 degrees 05' West 100 foot from the Southerly line of the Plan of Sherry Heights, Section 3, as of record in Plat Book 2331, Pages 126 and 127, Register's Office for said County, being the corner of Tracts Nos 9 and 10: thence with said Drive, South 23 degrees 05' West 100 feet to the Northwest corner of the property conveyed to Richard Morris Wayman and wife, by deed from Zeke C. Gammel and wife, of record in Book 3369, Page 435, said Register's Office; thence with the northerly line of said Wayman property, South 66 degrees 55' East 245 feet; thence Northwardly 102.73 feet to the Southerly line of said Tract No. 10; thence with said line Westwardly 222.7 feet to the beginning.

Being the same property conveyed to Nozimbek Avazov by Warranty Deed from U.S. Bank, National Association, as Successor Trustee to Bank of America, N.A., as Successor By Merger to LaSalle Bank, N.A., as Trustee for The Holders of The MLMI Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-HE2, dated 10/01/2014 recorded 10/27/2014, of record in Instrument No. 20141027-0098761, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 403 Port Drive, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 15th day of April, 2016.

Nozimbek Avazov

State of Tennessee
County of Wilson

Personally appeared before me Nozimbek Avazov, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of April, 2016.

Notary Public Tracey Trumphour - MJ
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122