WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160071021 DEEDWARR
Recvd: 08/16/16 10:43 2 pgs
Fees:13.00 Taxes:732.60
20160816-0085275

STATE OF TENNESSEE
COUNTY OF Wilson

JCH
AF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$204,000.00~~ $198,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7-2-18

(AFFIX SEAL)

AARON FLETCHER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

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
Caroline Lindner	CAROLINE LINDNER	043-02-O-053.00
(NAME)	(NAME)	
613 May Drive	613 MAY DRIVE	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	MADISON, TN 37115	
(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 **Caroline Lindner and Jeffrey Harter**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 21 on the Plan of Farview Section Two, of record in Plat Book 3600, Page 6, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Nozimbek Avazov by Special Warranty Deed from Selene Finance LP, dated 12/16/2015, recorded 01/07/2016 of record in Instrument No. 20160107-0001819, in the Register's Office for Davidson County, Tennessee.

Subject to: (1) All matters shown on the plat of record in Plat Book 3600, Page 6, 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 613 May 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), 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), 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 August, 2016.

Nozimbek Avazov, by Khalima Avazova, his attorney-in-fact

Nozimbek Avazov, by Khalima Avazova, his attorney-in-fact

State of Tennessee
County of Wilson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared **Khalima Avazova**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the **attorney-in-fact of Nozimbek Avazov**, and is authorized by him and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in ~~Instrument #~~ ____ Register's Office of Davidson County , Tennessee.

Tracey Trumphour
Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN

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