WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/19/16 09:46 3 pgs
Fees:18.00 Taxes:462.50
20160919-0098005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15 day of September, 2016

Notary Public

MY COMMISSION EXPIRES: 7/16/2020
(AFFIX SEAL)

MONROE SMITH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Domingo Abraham Castillo and Valeriia Castillo	Highlands Residential Mortgage, LTD.	096 16 0 143.00
(NAME)	(NAME)	
3304 Percy Priest Drive	12001 N. Central Expressway, Suite #750	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Dallas, TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Twenty-Five Thousand And No/100 Dollars ($125,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Shavkat Ashurov, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Domingo Abraham Castillo Valeriia Castillo, husband and wife**, 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:

Land in Davidson County, Tennessee, being Lot No. 249A on the plan of Section Three, Larchwood of record in Plat Book 5200, Page 540 as amended in Book 6250, Page 524 and surveyor's certificate of correction of record in Book 6497, Page 956, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

This conveyance is subject to all restrictions, easements, setback lines, and encumbrances of record in the register's office for the aforesaid county.

Being the same property conveyed to Jaime L. Fletcher, an Unmarried Man by Warranty Deed from Lawanna R. Coleman and husband, Robert Johnson dated May 30, 2008 and recorded June 4, 2008 as Instrument No. 20080604-0057480, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bank of America, N.A. by Substitute Trustee's Deed from Arnold M. Weiss, as Substitute Trustee dated February 19, 2015 and recorded February 27, 2015 as Instrument No. 20150227-0016914 pursuant to a foreclosed Deed of Trust dated May 30, 2008 and recorded as

File Number: GRN-165375FC

* The Above referenced property is not the Primary Residence of Shavkat Ashurov nor his Spouse.

Instrument No. 20080604-0057481 and modified as Instrument No. 20130909-0094521 by Jaime L. Fletcher, an unmarried man, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sean Ashurov by Special Warranty Deed from Bank of America, N.A. dated June 8, 2015 and recorded June 10, 2015 as Instrument No. 20150610-0054798, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Shavkat Ashurov by Quitclaim Deed from Sean Ashurov dated January 21, 2016 and recorded January 21, 2016 as Instrument No. 20160121-0006235, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3304 Percy Priest Drive, Nashville, TN 37214

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, has 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 our hands this 15 day of September, 2016

Shavkat Ashurov by Aziz Ashurov, attorney in Fact
Shavkat Ashurov by Aziz Ashurov, as attorney-in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared Aziz Ashurov, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Shavkat Ashurov, and who acknowledged that he executed the same as the free act and deed of the said Shavkat Ashurob, by virtue of a Power of Attorney, duly executed.

Witness my hand and official seal, this the 15th of September, 2016.

Notary Public

My Commission Expires: 7/6/20

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

(SEAL)

File Number: GRN-165375FC

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith