WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160089044 DEEDWARR
Recvd: 10/10/16 12:20 2 pgs
Fees: 13.00 Taxes: 747.40
20161010-0106877

B-MK-16-3212 -T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Fouad George Haddad	**Farmington Mortgage, a Division of CapStar Bank**	
(NAME)	(NAME)	
3212 Torbett Street	**2002 Richard Jones Road, Suite 300A**	**092-05-0-317.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Nashville, TN 37215**	
(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 consideration, the receipt of which is hereby acknowledged, **MAX KHAZANOV,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FOUAD GEORGE HADDAD,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Easterly (15) feet of Lot No. 54 and the Westerly Eleven (11) feet of Lot No. 53, in George Jackson's Subdivision of the Marable Tract, a plan of which is of record in Plat Book 161, Page 86, Register's Office for Davidson County, Tennessee.

Said two parts of said lots join together and front 26 feet on Torbett Street in the City of Nashville, and constitutes the Westerly 26 feet of a tract of ground conveyed by Goodloe Lindsley to George Mayes by deed recorded in Book 311, Page 419, Register's Office for Davidson County, Tennessee. The said Lots extends back between parallel lines from Torbett Street 115 feet to an alley in the rear.

Being the same property conveyed to Max Khazanov by Substitute Trustee's Deed from Rodney M. Scott, Substitute Trustee in place of Dallas G. Caudle, Jr., recorded August 28, 2015 in Instrument No. 20150828-0087149 and further being the same property conveyed to BIJC, LLC by Special Warranty Deed from Renassant Bank, recorded November 9, 2012 in Instrument No. 20121109-0103734, Register's Office for Davidson County, Tennessee. Said property is not the primary marital residence of the within named Grantor.

This conveyance is subject to:
- Taxes for the year 2016 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 86, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictive Covenants Home Program attached to instrument of record in Instrument Number 20061031-0135090, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3212 Torbett Street, Nashville, Tennessee 37209**.

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 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 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/our hand(s) this the 6th DAY OF OCTOBER, 2016.

Max Khazanov

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MAX KHAZANOV, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of October, 2016.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212