WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160092675 DEEDWARR
Recvd: 10/20/16 10:37 2 pgs
Fees:13.00 Taxes:887.63
20161020-0110911

A-WF-16-112-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/20/18

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER 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)
Sarah E. Vandergriff	New Owner	
(NAME)	(NAME)	**042-14-0-094.00**
112 South Graycroft Avenue	"	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115-3542	"	
(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, **AZIZ ASHUROV, MARRIED, AND NODIRJON RADJABOV, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SARAH E. VANDERGRIFF,** 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: # unmarried

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Head's Addition, Section 2, not of record, Davidson County, Tennessee, more described as follows:

Beginning at a point in the westerly margin of Graycroft Road, being the southeasterly corner of said lot; thence N 2 deg. 45' E 115 feet to a point; thence N 87 deg. 15' W 371.6 feet to a point; thence S 2 deg. 24' W 115 feet to a point; thence S 87 deg. 15' 371.5 feet to the point of beginning.

Included in the above description, but expressly excluded from:

Beginning at a point on the northeast corner of Parcel 94 of Map 42-14 and lying on the westerly right of way line of Graycroft Avenue; thence S 06 deg. 45' 45" W along existing right of way for a distance of 115.00 feet to a point; thence N 83 deg. 14' 13" W for a distance of 1.15 feet to a point; thence N 06 deg. 47' 53" E along proposed right of way line for a distance of 115.00 feet to a point; thence S 83 deg. 14' 13" E for a distance of 1.08 feet to the point of beginning and containing therein an area of 128.11 square feet, more or less.

Being the same property conveyed to Aziz Ashurov and Nodirjon Radjabov by Substitute Trustee's deed from Shapiro & Ingle, LLP, a Tennessee limited liability partnership of record in Instrument No. 20160718-0073468 Register's Office for Davidson County, Tennessee, dated May 13, 2016 and recorded on July 18, 2016.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTORS HEREIN.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter, a lien not yet due and payable.
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
- Deed to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7617, Page 423, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **112 South Graycroft Avenue , Madison, Tennessee 37115-3542**.

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 5th DAY OF OCTOBER, 2016.

Aziz Ashurov

Nodirjon Radjabov

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AZIZ ASHUROV, 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 5th of October, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NODIRJON RADJABOV, 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 5th of October, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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