Davidson County DEEDWARR Recvd: 10/31/16 13:45 3 pgs Fees:18.00 Taxes:1017.50 **20161031-0114888**	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $275,000.00 Affiant Subscribed and sworn to before me, this 28th day of October, 2016. Notary Public My commission expires: 08/04/2020

LISA G HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Savannah P. Kucera	New Owner	**08108002900**
1806 10th Avenue North		
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Bekhzodkho S Dusmukhamedov

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Savannah P. Kucera, an unmarried woman

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 the Northerly 26 feet 4 inches of Lot No. 31 on the plan of J.L. Valentino's Subdivision of Lot No.1 of the Woodard Property of record in Book 57, page 83, Register's Office for Davidson County, described as follows:

Said part of Lot No. 31 fronts 26 feet 4 inches on the Easterly side of 10th Avenue North, formerly Maple Street and runs back between parallel lines, 174 feet to an alley.

Being the same property conveyed to Bekhzodkho S Dusmukhamedov, from Tyree L. Moreland Sr., by Warranty Deed dated March 25, 2015 of record in Instrument No. 20150326-0025985, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 1806 10th Avenue North, Nashville, TN 37208.

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, have a good right to convey it and the same in 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 my/our hand(s) this 28th day of October, 2016.

Bekhzodkho S Dusmukhamedov

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand, at office, this 28th day of October, 2016.

Notary Public

My Commission Expires: 12/10/2019

D THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

TRUE COPY CERTIFICATION

I, JILL KUMMER, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jill Kummer

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, RYAN GARDNER, a notary public for this county and state, JILL KUMMER who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: _____

