WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of November, 2016.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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
James Strain	James Strain	052090050.00
(NAME)	(NAME)	BILL GARRETT, Davidson County
1121 Cinderella Avenue	1121 Cinderella Avenue	Trans:T20160102256 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 11/18/16 11:40 2 pgs
Madison, TN 37115	Madison, TN 37115	Fees:13.00 Taxes:243.83
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20161118-0121906

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, **Nodirjon Radjabov, a married man,**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **James Strain**, 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. 14 on the Plan of Plat of a Subdivision of Lots No. 20, 21, 24 and 25 Montague Subdivision of record in Plat Book 843, Page 79, 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 Nodirjon Radjabov by Substitute Trustee's Deed from Jason S. Mangrum, John R. Roan or Jerry A. Bridenbaugh, Substitute Trustee, dated 06/07/2016, recorded 07/25/2016 of record in Instrument No. 20160725-0076315, in the Register's Office for Davidson County, Tennessee.

Subject to: All matters shown on the plat of record in Plat Book 843, Page 79, 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 1121 Cinderella Avenue, 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 14th day of November, 2016.

Nodirjon Radjabov by [signature] his attorney in fact

Nodirjon Radjabov, by Nozimbek Avazov, his attorney-in-fact

State of Tennessee
County of Wilson

On this 14th day of November, 2016, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared **Nozimbek Avazov**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the **attorney-in-fact of Nodirjon Radjabov**, 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 #20161118-0121905, Register's Office of Davidson County, Tennessee.

[signature]
Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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