WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/22/16 15:44 3 pgs
Fees:18.00 Taxes:795.50
20161222-0135025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,000.00 $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of December, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/19/19
(AFFIX SEAL)

Sheila McC... STATE OF TENNESSEE NOTARY PUBLIC Sumner Coun...

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Ann Artemis Psaltiras, Trustee	Franklin American Mortgage Co.	119 02 0 092.00
(NAME)	(NAME)	
2108 Lyle Ct.	6100 Tower Circle, Suite 600	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Twenty-Seven Thousand And No/100 Dollars ($227,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Khurshid Ismoilov and Aziz Ashurov**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Ann Artemis Psaltiras, Trustee of the Ann Artemis Psaltiras Family Trust Dated May 1, 2016 and any amendments thereto**, hereinafter called the Grantee, her 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. 47 on the Plan of Cunningham Heights, of record in Plat Book 2331, Page 76, register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to David Jones III by Special Warranty Deed from AmSouth Bank dated June 8, 2006 and June 9, 2006 as Instrument No. 20060609-0068912, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Khurshid Ismoilov and Aziz Ashurov by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee dated August 12, 2015 and recorded August 19, 2015 as Instrument No. 20150819-0083682 pursuant to a foreclosed Deed of Trust dated September 14, 2006 and recorded September 21, 2006 as Document No. 20060921-0117074 by David Jones, III, in said Register's Office for Davidson County, Tennessee.

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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 2108 Lyle Ct., Nashville, TN 37210

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 21 day of December, 2016.

Khurshid Ismoilov

Aziz Ashurov

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Khurshid Ismoilov and 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 such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21 of December, 2016.

Notary Public

My Commission Expires: 9-20-20

(SEAL)

JACOB L. ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

File Number: MFR-167640SSO

TRUE COPY CERTIFICATION

I, Kimie Perry 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.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: September 4, 2019
Notary Seal (if on paper)

