STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st DAY OF December, 2016.

Notary Public
MY COMMISSION EXPIRES:
File No. G16-7051D

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

BILL GARRETT, Davidson County
Trans:T20160113435 DEEDWARR
Recvd: 12/27/16 10:36 2 pgs
Fees:13.00 Taxes:277.50
20161227-0135382

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Shavkat Ashurov, married (NAME)	New Owner (NAME)	60-1-32
436 Ewing Lane (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Karen Reeves, Kevin Nolen, Kristen Nolen, Andy Bell, Kasey Bell and Josh Lorance**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shavkat Ashurov, married,** 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:

Being Lot No. 26 on the plan of Section 1, ALDRICH HEIGHTS, of record in Plat Book 2083, Page 76, Register's Office for said County

Said Lot No. 26 fronts 75 feet on the southerly side of Old Ewing Lane and runs back between lines measuring 306.47 feet on the west line and 280 feet on the easterly line to a dead line in the rear, measuring 79.47 feet thereon..

BEING the same property conveyed to Hershel Monroe Nolen and wife, Annie D. Nolen from Woodbine Homes, Incorporated, by Warranty Deed dated July 30, 1954, in Book 2292, Page 547, in the Register's Office for Davidson County, Tennessee. The said Hershel Monroe Nolen having since died on December 31, 2006 thereby vesting property in surviving spouse Annie Dolores Nolen. Annie Dolores Nolen having since died on May 12, 2014 testate. Pursuant to the terms of her Last Will and Testament as recorded in Instrument # 20160928-0102213, Register's Office for Davidson County, Tennessee and probated in Case No.16P1541, Seventh Circuit Court for Davidson County, Tennessee Probate Division, Karen Reeves, Kevin Nolen, Kristi Bell, and Kristin Nolen are the devisee of the subject property. The said Kristi Bell having since died intestate on November 20, 2014 leaving her interest in the subject property vested in Andy Bell, Kasey Bell, Josh Lorance, as her heirs at law. See also Affidavits of Heirship of record in Instrument # 20161227.0135380 & 20161227.0135381, Register's Office Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 2248, page 498, Register's Office for Davidson County, Tennessee.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2083, page 76, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 436 Ewing Lane, Nashville, TN 37207.

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 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. Whenever 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 21st day of December, 2016.

Karen Reeves — December 21, 2016 Date

Kristen Nolen KMN — December 21, 2016 Date

Kasey Bell — December 21, 2016 Date

Kevin Nolen — December 21, 2016 Date

Andy Bell — December 21, 2016 Date

Josh Lorance — December 21, 2016 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Karen Reeves, Kevin Nolen, Kristen Nolen, Andy Bell, Kasey Bell and Josh Lorance, the bargainor(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 and official seal, this 21st day of December, 2016.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066