This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
212 Oceola Ave
Nashville, TN 37209
(615) 829-5190

File No.: 16-1375

Davidson County	**DEEDWARR**
Recvd: 12/29/16 10:06	**3 pgs**
Fees:18.00 Taxes:1553.63	
20161229-0136735	

WARRANTY DEED

THIS INDENTURE, made and entered into this **12/16/2016**, by and between **Chad Alan Crow and wife, Ashley Michelle Crow**, parties of the first part, and **Dilmurod Umarkariev, an unmarried individual and Rano Shakhaydarova, an unmarried individual**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 11, on the Final Plat of Magnolia Hills, a Planned Unit Development, of record in Book 7900, Page 809, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Chad Alan Crow and wife, Ashley Michelle Crow by Warranty Deed from Alan D. Sissel, unmarried dated 07/31/2012, of record in Instrument No. 20120807-0070049, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **155 12 A 11CO**
☒ Improved **7241 Magnolia Hills Dr, Nashville, TN 37221**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Chad Alan Crow

Ashley Michelle Crow

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Chad Alan Crow and Ashley Michelle Crow** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 16th day of December, 2016..

Notary Public

My Commission Expires: 5/8/17

****

Owner's Name: **Dilmurod Umarkariev and Rano Shakhaydarova**

and Address: **7241 Magnolia Hills Dr, Nashville, TN 37221**

Mail tax bills to Same

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$419,900.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 16th day of December, 2016..

Notary Public

My Commission Expires: _____

JOHN A. BELL JR
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 10, 2018

True Copy Certification

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

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19

(SEAL)

S THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON