RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TW160270

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170004282 DEEDWARR
Recvd: 01/17/17 11:59 2 pgs
Fees: 13.00 Taxes: 493.21
20170117-0004841

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,300.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of January, 2017.

NOTARY PUBLIC

My commission expires: 10/3/18

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Khurshid Ismoilov 535 Upsall Drive Antioch, TN 37013	Same address as new owner	163 11 0C 016.00CO

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty Three Thousand Three Hundred and 00/100 Dollars ($133,300.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **SCOTT BAKER, A SINGLE MAN AND BEN WILSON, A MARRIED MAN**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **KHURSHID ISMOILOV**, hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 16 on the Plan of Revised Bell Forge Village, III, Section Five, of record in Plat Book 6900, Page 632 as amended by Surveyor's Certificate of Correction in Book 7524, Page 552, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

Being the same property conveyed to Scott Baker and Ben Wilson, by Quitclaim Deed from Scott Baker, dated 11/2/2016, recorded 11/15/2016, of record in Instrument #20161115-0120116, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 535 Upsall Drive, Antioch, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown on plat of record in Plat Book 6900, Page 632 as amended by Surveyor's Certificate of Correction in Book 7524, Page 552; to any and all restrictive covenants and/or easements of

record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

WITNESS OUR HANDS, this the 6th day of January, 2017.

Scott Baker By B Wilson His Attorney in Fact

SCOTT BAKER BY BEN WILSON, HIS ATTORNEY-IN-FACT

P Wilson

BEN WILSON

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Ben Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

DAVID P. WEBBER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

WITNESS my hand and seal, this the 6th day of January, 2017.

Notary Public

My commission expires: 10/3/18

STATE OF TENNESSEE
COUNTY OF Wilson

On this the 6th day of January, 2017 before me, appeared Ben Wilson, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the lawful attorney-in-fact for Scott Baker and that said instrument was signed in behalf of the said Scott Baker by himself as his attorney-in-fact.

DAVID P. WEBBER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Witness my hand at office this the day and year above written.

Notary Public

My commission expires: 10/3/18