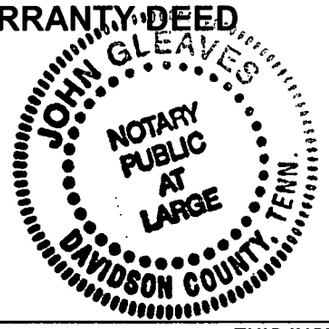
WARRANTY DEED



J-MG-17-1715-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JANUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-6-18 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Khurshid Ismoilov	**New Owner**	
(NAME) **5170 Hickory Hollow Pkwy, #269**	(NAME)	**81-10-243.00**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **MAGI GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KHURSHID ISMOILOV, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 378 on the Plan of J.M., T.J. and G.W. Harding's Addition, of record in Plat Book 21, Page 80, (erroneously referred to as Page 60 in prior deed of record - see Scrivener's Affidavit of record in Instrument No. 20161005-0105401, Register's Office for said County) to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Magi Group, LLC, by Warranty Deed from Judy Dunn, Heir at Law of James L. Dunn, recorded December 13, 2016 in Instrument No. 20161213-0130528 and further being the same property conveyed to James L. Dunn by Warranty Deed from Eugene Apples, as Executor of the Estate of Roy Eugene North, Sr, deceased, recorded December 11, 2012 in Instrument No. 20121211-0114043, corrected in Instrument No. 20161005-0105401, Register's Office for Davidson County, Tennessee. The said James L. Dunn having since died intestate on May 17, 2016, and whose probate estate is being administered in the Probate Court for Davidson County, Tennessee, under Docket No. 16P-1513. See Also Affidavit of Heirshp recorded December 13, 2016 in Instrument No. 20161213-0130527, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 80, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Subject to 2017 County Property Taxes.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1715 23rd Avenue North, Nashville, Tennessee 37208**.

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), their heirs and 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), 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.

BILL GARRETT, Davidson County
Trans:T20170004585 DEEDWARR
Recvd: 01/18/17 09:08 2 pgs
Fees:13.00 Taxes:429.20
20170118-0005152

Witness my/our hand(s) this the 13th DAY OF JANUARY, 2017.

Magi Group, LLC

BY:_____
Sean Lewis, Member

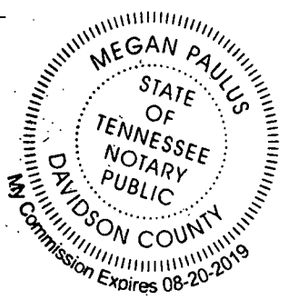
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sean Lewis, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Member of Magi Group, LLC, the within named bargainor, a limited liability company, and that he/she as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th day of January, 2017.

Megan Paulus
Notary Public

My Commission Expires: 8/20/19



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212