BILL GARRETT, Davidson County
Trans: T20170005194 DEEDWARR
Recvd: 01/19/17 09:58 2 pgs
Fees: 13.00 Taxes: 340.40

20170119-0005823

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $92,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 17th day of January, 2017.

NOTARY PUBLIC

My commission expires: 11-6-2017

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC

2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Shavkat Ashurov	SAME AS NEW OWNER	113-00-0-106.00
(NAME)	(NAME)	
1301 60th Ave. North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Steven D. Addis, an unmarried man,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Shavkat Ashurov, a married man**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, described as follows:

A tract of land located in the 23rd Councilmanic District bounded on the east by Linda Sylvis on the north and west by Linda Dowdy and on the south by Peyton Harrison and being described according to a survey by Campbell Surveying Co. (Kenneth W. Morton TN. R.L.S. #623) dated 2-18-94 more particularly as follows:

Beginning on an iron rod (old) located within a 30' access easement on the north side of a gravel access road. Said rod being the southwest corner of the Lynda Sylvis property as of record in Book 5088, page 708 R.O.D.C., TN. and the southeast corner of the herein described property. Thence remaining inside said access easement and crossing over said gravel road N 81 deg. 49' 55 W 95.47' feet to an iron rod (old) the southeast corner of the Peyton Harrison property as of record in Book 7412, page 817, R.O.D.C., TN. thence with said Harrison the following two calls N 54 deg. 21 40 E 75.21' feet to a metal post (old) N 46 deg. 09'32 W 203.00' feet to an iron rod (new) the southeast corner of the Linda Dowdy property as of record in Book 8326, page 25, R.O.D.C., TN. thence with said Dowdy the following four calls: N 31 deg. 36' 22 E 67.50' feet to an iron rod (new) N 38 deg. 47'47 E 40.44' feet to an iron rod (new) N 25 deg. 44' 19 E 72.71' feet to an iron rod (new) S 60 deg. 41' 30 E 174.29' feet to an iron rod (new) said rod being in the westerly line of the Linda Sylvis property as of record in Book 5088, page 708, R.O.D.C., TN. thence with said Sylvis the following two calls: S 22 deg. 38' 30 W 61 .00' feet to an iron rod (old) S 11 deg. 00' 00 W 214.83' feet to the point of beginning, containing 1.03 acres.

Being the same property conveyed to STEVEN D. ADDIS, AN UNMARRIED MAN, by deed from BRENDA JEANNE SHARPE, MARRIED, of record in Instrument No. 20151104-0112257 , dated November 3, 2015 , said Register's Office.

This property is __unimproved _X_improved property known as: 7824 Old Charlotte Pike, Nashville, TN 37209.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 17th day of January, 2017.

Steven D. Addis

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven D. Addis, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of January, 2017.

Notary Public
My Commission Expires: 4/17/19

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122