Davidson County DEEDWARR
Recvd: 01/31/17 14:43 3 pgs
Fees:18.00 Taxes:592.00
20170131-0010392

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of January, 2017.

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Katherine Watkins	Pinnacle Bank	096 09 0A 722.00
(NAME)	(NAME)	
722 Kent Road	PO Box 331678	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Murfreesboro, TN 37133	
(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 considerations, the receipt of which is hereby acknowledged, we, **Nodirjon Radjabov, a married man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Katherine Watkins, unmarried and Ann Watkins, unmarried as tenants in common with right of survivorship**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in the 3rd Civil District of Davidson County, Tennessee, being Unit No. B-722, on the plan of Emery Place Condominiums, of record in Plat Book 6250, Page 719, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Carrie A. Hill, unmarried, by Warranty Deed from Roddie Petty, married, dated 03/30/2007 recorded 04/05/2007, of record in Instrument No. 20070405-0041096, in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Nodirjon Radjabov by Substitute Trustee's Deed from Rubin Lublin TN, PLLC, as Substitute Trustee, dated 12/09/2016 recorded 01/04/2017, of record in Instrument No. 20170104-0000848, in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Plat Book 6250, Page 719; Covenants, conditions, easements and restrictions of record in Book 6715, Page 96, as amended in Book 6783, Page 205 and Book 6845, Page 515, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. Covenants for Maintenance Assessments of record in Book 8048, Page 351; Amendment to By-Laws for Emery Place and Emery Place Homeowner's Association, Inc., of record in Instrument No. 20080118-0006025; Agrement for Dedication of Easement of record in Book 6342, Page 521; Storm Water Detention Agreement of record in Book 6623, Page 109; Quitclaim Deeds for Common Area of record in Book 6887, Page 730, Book 6947, Page 944; Charter of Emery Place Condominium Association, Inc., of record in Book 6647, Page 466, and; Charter of Emery Place Homeowner's Association, Inc., of record in Book 6724, Page 627,

in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 722 Kent Road, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), 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), 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.

Witness my hand this 27th day of January, 2017.

Nodirjon Radjabov

State of Tennessee
County of Wilson

Personally appeared before me Nodirjon Radjabov, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of January, 2017.

Notary Public
My Commission Expires: 8.14.17

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

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

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: September 4, 2019
Notary Seal (if on paper)

