Davidson County	DEEDWARR
Recvd: 03/01/17 12:29	3 pgs
Fees:18.00 Taxes:851.00	
20170301-0020268	

WARRANTY DEED

AMY K FRYE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 12-20-2020

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2017

Notary Public

MY COMMISSION EXPIRES: 12/20/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Isfira Askerova	SWBC Mortgage	090-16-0 229.00
(NAME)	(NAME)	
6114 Henry Food Drive	9311 San Pedro Ave. #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Allahverdia Askerov,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Isfira Askerova, an unmarried woman,** hereinafter called the GRANTEES, their heirs and assigns, a 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. 408 on the Plan of Charlotte Park, Section 5 of record in Book 2663, Pages 111 and 112, Register's Office for said County.**

Said Lot No. 408 fronts 90.0 feet on the southeasterly margin of Henry Ford Drive and extends back 141.9 feet on the northeasterly line and 150.6 feet on the southwesterly line to a dead line in the rear, measuring 60.0 feet thereon.

Being the same property conveyed to Allahverdia Askerov by deed being recorded on 12/21/2006 in Instrument 20061221-0157299, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 6114 Henry Ford Drive, Nashville, TN 37209
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my hands this 28th day of February, 2017.

Allahverdia Askerov

State of Tennessee
County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Allahverdia Askerov the bargainor(s), 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.

WITNESS my hand and seal this 28th day of February, 2017.

Notary Public
My Commission Expires: 12/20/2020

File No.: 21045

AMY K FRYE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 12-20-2020

True Copy Certification

I, Kelsie Holloway, 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.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Sondra Reece, a notary public for this county and state, Kelsie Holloway. who acknowledges that this certification of an electronic document is true and correct and whose signature I ~~have~~ witnessed.

Sondra Reece
Notary's Signature

My Commission Expires: 3/3/2020
Notary' Seal (if on paper)

