#11878

WARRANTY DEED

Return to:
Advantage Title and Escrow, Inc
3825 Aspen Grove Dr
Suite 104
Franklin, TN 37067

O-AR-17-905

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(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)
Lyndsy Brown	Franklin American Mortgage	
(NAME)	(NAME)	**074-04-0-093.00**
905 Hermitage Ridge	6100 Tower Circle Ste. 600	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37076	Franklin TN 37067	
(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, **ABDULATIF ABDUGAFFAR RAKHIMOV, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LYNDSY BROWN,*** 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:

* unmarried

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Section Twelve, Hermitage Hills of record in Plat Book 4675, Page 125, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rakhimov Abdulatif Abdugaffar by Trustee's deed from Wilson & Associates, PLLC, Successor Trustee of record in Instrument No. 20161228-0136205 Register's Office for Davidson County, Tennessee, dated December 13, 2016 and recorded on December 28, 2016. (Note: Correct name of Grantee is Abdulatif Abdugaffar Rakhimov.)

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.

This conveyance is subject to:
- Taxes for the year 2017 and thereafer, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 4675, Page 125, Register's Office for Davidson County, Tennessee;
- Restrictions of record in Book 4820, Page 611, as amended in Book 4960, Page 506 and Book 4969, Page 667, in the Register's Office for Davidson County, Tennessee;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **905 Hermitage Ridge , Nashville, Tennessee 37076**.

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:T20170027653 DEEDWARR
Recvd: 04/03/17 09:53 2 pgs
Fees:13.00 Taxes:784.40
20170403-0031978

Witness my/our hand(s) this the 31st DAY OF MARCH, 2017.

Abdulatif Abdugaffar Rakhimov

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 31st of March, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212