WARRANTY DEED

ATT VIXAY VONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES: 11-18-17

O-AR-17-436

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF MAY, 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)
Daniel Babcock and Rachael Babcock	Mortgage Research Center, LLC	
(NAME)	(NAME)	060-01-0-032.00
436 Ewing Lane	1400 Veterans United Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Columbia, MO 65203	
(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, **SHAVKAT ASHUROV, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANIEL BABCOCK AND RACHAEL BABCOCK, HUSBAND AND WIFE,** 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. 26 on the Plan of Section One, Aldrich Heights of record in Plat Book 2083, Page 76, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No.26 fronts 75 feet on the Southerly side of Old Ewing Lane and runs back between lines measuring 306.47 feet on the West line and 280 feet on the Easterly line to a dead line in the rear, measuring 79.47 feet thereon

Being the same property conveyed to Shavkat Ashurov, married by Warranty deed from Karen Reeves, Kevin Nolen, Kristen Nolen, Andy Bell, Kasey Bell and Josh Lorance of record in Instrument No. 20161227-0135382 Register's Office for Davidson County, Tennessee, dated December 21, 2016 and recorded on December 27, 2016.

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

This conveyance is subject to:
- Taxes for the year 2017 and thereafter, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 2083, Page 76, Register's Office for Davidson County, Tennessee;
- Restrictions of record in Book 2248, Page 498, in the Register's Office for Davidson County, Tennessee;
- Subject to the flow of any creeks, streams, or branches across subject property;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **436 Ewing Lane , Nashville, Tennessee 37207**.

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:T20170040219 DEEDWARR
Recvd: 05/11/17 10:39 2 pgs
Fees:13.00 Taxes:555.00
20170511-0046787

Witness my/our hand(s) this the 9th DAY OF MAY, 2017.

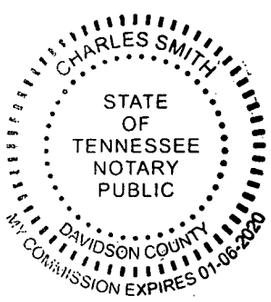
Shavkat Ashurov

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHAVKAT ASHUROV, 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 9th of May, 2017.

Notary Public
My Commission Expires: 1/6/2020
(SEAL)



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