Davidson County DEEDWARR
Recvd: 06/28/17 09:19 2 pgs
Fees:13.00 Taxes:1468.90
20170628-0064862

G#29710-2

WARRANTY DEED

DELLANA LOWHORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$397,000.00.**

Affiant

Subscribed and sworn to before me, this the 16th day of June, 2017.

Notary Public

My commission expires: 3-8-2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Bakhtiyor Azimov	Same	**142160F00600CO**
2580 Devon Valley Drive		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jeffrey L. Perala and husband, Gary L. Hartsfield

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bakhtiyor Azimov, an unmarried man

HEREINAFTER CALLED THE GRANTEE, HIS 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. 58 on the Plan of Resubdivision of Lots 58 and 59, Devon Valley, a Planned Unit Development, Phase Two, of record in Instrument No. 2001083-0028735, Register's Office of Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Jeffrey L. Perala, an unmarried man, and Gary L. Hartsfield, an unmarried man, as joint tenants with right of survivorship, by Warranty Deed dated August 28, 2008, from Hector Caballero and wife, Volha Caballero, of record in Instrument No. 20080829-0088696, Register's Office for Davidson County, Tennessee. The parties are now married.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Instrument No. 20010831-0094801, Register's Office for Davidson County, Tennessee;

2) Matter shown on the Plan of record in Plat Book 7900, Page 563, as amended in Book 11449, page 645, said Register's Office;

3) Declaration of Covenants, Conditions and Restrictions for Devon Hills, of record in Book 7517, Page 283, amended in Book 8180, Page 222, Book 8712, Page 620, in Book 8796, Pages 410 and 416, in Book 9150, Page 182, in Book 9492, Pages 594 and 600, and in Book 10692, Page 750, and in Book 10692, Page 753, Register's Office for Davidson County, Tennessee;

4) Easement agreement for water line and ingress and egress to water tank site of record in Book 5459, Page 654, and Book 5473, Page 171, said Register's Office;

5) Easement conveyed to Metro Government for power lines and necessary accessories of record in Book 4594, Page 650, said Register's Office;

6) Right-of-Way Deed and Easement for road purposes of record in Book 2544, page 385, said Register's Office;

7) Designation of M.M.E. Limited Partnership as Declarant of record in Book 8712, Page 618, said Register's Office;

8) Quitclaim Deed to Metro Government of record in Book 8642, Page 26, said Register's Office;

9) Storm Water Detention Agreement of record in Book 8643, Page 494, said Register's Office;

10) Quitclaim Deed to Devon Hills H.O.A. for common areas of record in Book 9618, Page 880, said Register's Office;

11) Easement Agreement of record in Instrument No. 20000606-0056061, said Register's Office;

12) Charter of Devon Hills Community Association, Inc., of record in Book 7520, Page 564, Register's Office for Davidson County, Tennessee; and,

13) Taxes for the current year which have been prorated and assumed by the Grantee herein and the subsequent years, not yet due and payable.

This is improved property, known as: **2580 Devon Valley Drive, Nashville, TN 37221**.

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 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/our hand(s) this **16th** day of **June, 2017.**

Jeffrey L. Perala

Gary L. Hartsfield

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Jeffrey L. Perala and husband, Gary L. Hartsfield,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **16th** day of **June, 2017.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21

True Copy Certification

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

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19