#1233 Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$278,000.00.**

Affiant

Subscribed and sworn to before me, this the 25th day of July, 2017.

Notary Public

My commission expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Bakhtiiar Makhmudov	SWBC Mortgage ~~NEW OWNER~~	**141-05-OA-082.00 CO**
505 Lyndeboro Court	9311 San Pedro #100	
Nashville, TN 37221	San Antonio, TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,
Ali Tawfeeq Mustafa Abed, married

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Bakhtiiar Makhmudov, married

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot(s) 82, as shown on the map entitled Plan of Avondale Park, Phase 1, Section 1A, of record as Instrument No. 20080226-0018937, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ALI T. MUSTAFA ABED, by deed from NVR, INC, A VIRGINIA CORPORATION T/A FOX RIDGE HOMES, of record in Instrument No. 20100629-0050061, dated June 25, 2010, said Register's Office. ALI T. MUSTAFA ABED AND ALI TAWFEEQ MUSTAFA ABED are one and the same person. Spouse of Ali Tawfeeq Mustafa Abed has never resided at the address being herein conveyed as her principal residence.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 505 Lyndeboro Court, 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 Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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:T20170064416 DEEDWARR
Recvd: 07/27/17 10:06 2 pgs
Fees:13.00 Taxes:1028.60
20170727-0076042

Witness my/our hand(s) this 25th day of JULY, 2017.

Ali Tawfeeq Mustafa Abed

Ali Tawfeeq Mustafa Abed
By: WALTER ESPEJO, HIS ATTORNEY IN FACT

By: Walter Espejo, His Attorney in fact

State of Tennessee
County of Davidson

On this 25th day of JULY, 2017, before me personally appeared WALTER ESPEJO, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Ali Tawfeeq Mustafa Abed**, and who acknowledged that he executed the same as the free act and deed of **Ali Tawfeeq Mustafa Abed.**

My Commission expires: 8-20-2019

Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY