WARRANTY DEED

2017-782

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 19th day of July, 2017.

(Affix Seal) Notary Public

My Commission Expires: 6-30-2019

NATALIE G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Max Khazanov P. O. Box 159342 Nashville, TN 37215	SAME	092.06-0-380.00

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, I/we, **Howard Jones, Jr.,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Max Khazanov**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, situated at 701 28th Avenue N, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Being Lots 20 and 21 on the Map of I.C. Thuss's Subdivision of a part of the Barrow Lands, as of record in Book 547, page 102, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Howard E. Jones, Jr. from Barbara J. Jones by Quitclaim Deed dated May 13, 2013 and recorded May 21, 2013 in Instrument Number 201305210051383, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 701 28th Avenue N, Nashville, TN 37208.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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:T20170065230 DEEDWARR
Recvd: 07/31/17 09:29 2 pgs
Fees:13.00 Taxes:2312.50
20170731-0077093

Witness my/our hand(s) this 19th day of July, 2017

Howard Jones, Jr.

State of Tennessee
County of Williamson

Personally appeared before me, April G Nichols a Notary Public in and for said County and State, the within named Howard Jones, Jr., 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 official seal, this 19th day of July, 2017.

Notary Public,
My Commission Expires: 6-30-2019

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY