WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/03/17 14:23 3 pgs
Fees:18.00 Taxes:740.00
20170803-0079423

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,999.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2017.

Notary Public

MY COMMISSION EXPIRES: 9/4/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hazel May Dement	New Owner	043-10-O-010.00
(NAME)	(NAME)	
211 Nix Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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 considerations, the receipt of which is hereby acknowledged, we, **Nozimbek Avazov, a married man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Hazel May Dement and Grover C. Dement, husband and wife**, hereinafter called the GRANTEE(S), 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. 37, on the unrecorded map of subdivision of Block No. 14 of the Anderson Land and Improvement Company, said Lot No. 37 being of recorded in Book 1130, Page 37, Register's Office for Davidson County, Tennessee, described as follows:

Fronting 115 feet on the West margin of Nix Avenue and running back westerly between parallel lines 175 feet, more or less, to a point.

Being the same property conveyed to Roger E. Burgess, unmarried, and Donald E. harsh, unmarried by Warranty Deed from The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee dated March 21, 2008 and recorded May 2, 2008 of record in Instrument No. 20080502-0045336, Register's Office for Davidson County, Tennessee. Roger Edman Burgess died on December 28, 2009. Donald Edward Harsh died on August 15, 2015.

Being the same property conveyed to Nozimbek Avazov by Administrator's Deed from Paul Morton, Administrator of the Estate of Roger Edman Burgess and Bryan West, Administrator of the Estate of Donald Edward Harsh, as tenants in common, dated September 22, 2016 and recorded September 23, 2016 of record in Instrument No. 20160923-0100756, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 1130, Page 37, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 211 Nix Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), 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), 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 hand this 29th day of June, 2017.

Nozimbek Avazov

State of Tennessee
County of Wilson

Personally appeared before me Nozimbek Avazov, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of June, 2017.

Notary Public Tracey Trumphour - MJ
My Commission Expires: 8-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: 3/19/19

