WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/07/17 11:20 2 pgs
Fees:13.00 Taxes:998.63
20170807-0080464

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 10/19/21

(AFFIX SEAL)

MEREDITH L. YOKLEY
STATE OF TENNESSEE NOTARY PUBLIC
GILES COUNTY

M-VRES-17-2551

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)
Nodirjon Radjabov	Community Bank + Trust	
(NAME)	(NAME)	**034-07-0C-002.00-CO**
2551 Val Marie Drive	575 S. Main Street	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Ashland City, TN 37015	
(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, **RUEL JASON GARNER AND WIFE, NATALIE R. GARNER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NODIRJON RADJABOV, AN UNMARRIED INDIVIDUAL,** 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. 34B, on the plan of Enclave at Twin Hills, as of record in Instrument No. 20071221-0146647 and Instrument No. 20080117-0005451, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description, and being further described in the Master Deed and Bylaws for Enclave At Twin Hills Villas, a Horizontal Property Regime (with Private Elements) being filed of record with the Register of Deed of Davidson County, Tennessee as Instrument No. 20080821-0086071, amended in Instrument No. 201501217-0127190.

Being the same property conveyed to Ruel Jason Garner and wife, Natalie R. Garner by Warranty deed from Westview Homes, LLC of record in Instrument No. 20090406-0030921 Register's Office for Davidson County, Tennessee, dated March 27, 2009 and recorded on April 06, 2009.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter a lien not yet due and payable.
- All matters shown on the Plan of record as Instrument Number 20071221-0146647, revised at Instrument Number 20080117-0005451, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6628, Page 577, amended in Book 6646, page 543, Book 10672, page 743 and Instrument No. 20010817-0089318, Restrictions recorded at Instrument No. 20030611-0080857, amended in Instrument Nos. 20030723-0102986 and 20050120-0007505, corrected in Instrument No. 20050729-0088636 and 20080721-0074557, as amended in Instrument No. 20150709-0066722, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20060104-0001185, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers of record in Book 6861, Page 948, in the Register's Office for Davidson County, Tennessee.
- Easement Deed of record in Instrument Number 20120228-0017172, in the Register's Office for Davidson County, Tennessee.
- Master Deed of record in Instrument Number 20080821-0086071, amended in Instrument No. 201501217-0127190, in the Register's Office for Davidson County, Tennessee.
- Minerals of whatsover kind of record in Instrument Number 20130117-0005502, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2551 Val Marie Drive, Madison, Tennessee 37115**.

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.

Witness my/our hand(s) this the 2nd DAY OF AUGUST, 2017.

Ruel Jason Garner by Laura Mitchell, Attorney-in-Fact
Ruel Jason Garner by Laura Mitchell, Attorney-in-Fact

Natalie R. Garner by Laura Mitchell, Attorney-in-Fact
Natalie R. Garner by Laura Mitchell, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of RUEL JASON GARNER AND NATALIE R. GARNER, and who acknowledged he/she/they executed the same as the free act and deed of the said RUEL JASON GARNER AND NATALIE R. GARNER.

Witness my hand and official seal, this the 2nd of August, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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

True Copy Certification

I, Dellana Lawhorn, 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 Lawhorn, 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