WARRANTY DEED

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 12-20-2020

File# 12276

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of August, 2017

_____
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Return to: **THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Khayrulla Abdurahimov Shoira Abdurakhimova	SWBC Mortgage, ISAOA, ATIMA	114120a11200co
(NAME) 321 Stonecrest Way	(NAME) 9311 San Pedro # 100	
(ADDRESS) Nashville, TN 37029	(ADDRESS) San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Levent Deniz and Tubga Deniz, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Khayrulla Abdurahimov and Shoira Abdurakhimova, husband and wife,** hereinafter called the GRANTEES, their 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 112 "a/k/a Unit 112", Stoneridge Townhomes, Phase II, as shown on plat of record as Exhibit B in the Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060721-0088352 and amended at Instrument No. 20080715-0072550, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property

Being the same property conveyed to Levent Deniz and Tubga Deniz, husband and wife, by deed of record in Instrument No. 20110602-0042215, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 321 Stonecrest Way, Nashville, TN 37029
(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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.

BILL GARRETT, Davidson County
Trans:T20170071024 DEEDWARR
Recvd: 08/16/17 10:28 2 pgs
Fees:13.00 Taxes:851.00
20170816-0084036

Witness my/our hands this 10th day of August, 2017.

Levent Deniz

Tubga Deniz

State of Tennessee
County of Williamson

Personally appeared before me Levent Deniz and Tubga Deniz, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of August, 2017.

Notary Public
My Commission Expires:

File No.: 12276

KACEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
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