Bill Garrett Davidson County
Batch# 7003 DEEDWARR
10/03/2017 10:25:30 AM 2 pgs
Fees: $13.00 Taxes: $188.70
20171003-0101117

WARRANTY DEED

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$51,000.00.

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 15 day of September, 2017

Julie Coone
Notary Public
My Commission expires: 5-3-2021
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Nashville Homes LLC	SAME	148050A00200CO
1113 Arrowhead Drive		
Brentwood, TN 370927-7416		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Khurshid Ismoilov**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Nashville Homes, LLC**, a Tennessee Limited Liability Company, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit B of The Plan of 331A-331B Dade Drive Townhomes, a Horizontal Property Regime with Private Elements, as shown on Exhibit "F" of 331A-331B Dade Drive Townhomes, of record as Instrument Number 20170307-0022364, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record as Instrument Number 20170307-0022364, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Khurshid Ismoilov by Trustee's Deed from Wilson & Associates, PLLC dated October 20, 2015, of record in Instrument Number 20151117-0116647, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 in the estimated amount of (TBD) for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 148050A00200CO, which are not due until 10/1/2017.
- Subject to all matters as shown on the Plan of record in Plat Book 6421, Page 994, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2900, Page 17 and Instrument Number 20170307-0022364, Register's Office for Davidson County, Tennessee.

This is improved property known as: **331 Dade Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this September 15, 2017.

~~Ismoilov Khurshid~~
Khurshid Ismoilov

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Khurshid Ismoilov** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 15, 2017

My commission expires 5-3-2021

Notary Public

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

I, Andy Maloney, do hereby make oath that I am a licensed 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature My commission expires: 5-3-2021

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.