WARRANTY DEED

Bill Garrett Davidson County
Batch# 8670 **DEEDWARR**
10/05/2017 08:19:33 AM 2 pgs
Fees: $13.00 Taxes: $702.63

20171005-0102107

O-ER-17-7824

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/8/21 (AFFIX SEAL)

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

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)
Cairn M. Sheppard	~~**New Owner**~~ First Community Mortgage, Inc.	
(NAME) **7824 Old Charlotte Pike**	(NAME) 275 Robert Rose Dr.	**113-00-0-106.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) Murfreesboro, TN 37129	
(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, **SHAVKAT ASHUROV, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CAIRN M. SHEPPARD, UNMARRIED,** 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, described as follows: A tract of land located in the 23rd Councilmanic District bounded on the east by Linda Sylvis on the north and west by Linda Dowdy and on the south by Peyton Harrison and being described according to a survey by Campbell Surveying Co. (Kenneth W. Morton TN. R.L.S. #623) dated 2-18-94 more particularly as follows:

Beginning on an iron rod (old) located within a 30' access easement on the north side of a gravel access road. Said rod being the southwest comer of the Lynda Sylvis property as of record in Book 5088, page 708 R.O.D.C., TN. and the southeast comer of the herein described property. Thence remaining inside said access easement and crossing over said gravel road N81 deg. 49'55" W 95.47 feet to an iron rod (old) the southeast corner of the Peyton Harrison property as of record in Book 7412, page 817, R.O.D.C., TN. thence with said Harrison the following two calls N54 deg. 21'40"E 75.21" feet to a metal post (old) N46 deg. 09'32"W 203,00' feet to an iron rod (new) the southeast corner of the Linda Dowdy property as of record in Book 8326, page 25, R.O.D.C., TN. thence with said Dowdy the following four calls: N 31 deg. 36'22" E 67.50' feet to an iron rod (new) N 38 deg. 47'47" E 40.44' feet to an iron rod (new) N25 deg. 44'19" E 72.71' feet to an iron rod (new) S 60 deg. 41'30" E 174.29' feet to an iron rod (new) said rod being in the westerly line of the Linda Sylvis property as of record in Book 5088, page 708, R.O.D.C., TN. thence with said Sylvis the following two calls: S 22 deg. 38'30" W 61.00' feet to an iron rod (old) S 11 deg 00'00" W 214.83' feet to the point of beginning, containing 1.03 acres.

Being the same property conveyed to Shavkat Ashurov, a married man by Warranty deed from Steven D. Addis, an unmarried man of record in Instrument No. 20170119-0005823 Register's Office for Davidson County, Tennessee, dated January 17, 2017 and recorded on January 19, 2017.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter, a lien not yet due and payable;
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract;
- Dedication of ingress and egress of record in Book 236, Page 275, in the Register's Office for Davidson County, Tennessee;
- Dedication of Easement and Maintenance Agreement of record in Book 9455, Page 784, 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: **7824 Old Charlotte Pike, Nashville, Tennessee 37209**.

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 12th DAY OF SEPTEMBER, 2017.

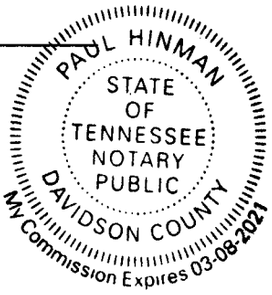
Shavkat Ashurov

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHAVKAT ASHUROV, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of September, 2017.

Notary Public
My Commission Expires: _____
(SEAL)



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