WARRANTY DEED

Bill Garrett Davidson County
Batch# 9556 DEEDWARR
10/09/2017 09:59:19 AM 2 pgs
Fees: $13.00 Taxes: $547.60

20171009-0103173

O-AR-17-3825

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

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)
Robert L. Stanton	**New Owner**	
(NAME)	(NAME)	**059-10-0-164.00**
3825 Augusta Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **KOZIMKHON AVAZOV, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT L. STANTON, FOR LIFE, WITH REMAINDER TO ROBIN R. STANTON, UNMARRIED, HELEN FORD, MARRIED AND DEBRA STANTON, 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, being Lot No. 422 on the Plan of Haynes Manor, Section 3, of record in Plat Book 4175, Page 11, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Easterly margin of Dubois Drive, said point being the common front corners of Lots 422 and 423; thence in an Easterly direction along the dividing line between said lots, 126.2 feet to a concrete monument placed at the common rear corners of said lots and in the Westerly line of Lot 421; thence along the line between Lots 421 and 422 in a Southerly direction 97.9 feet to a point in the Northerly margin of Augusta Drive, said point being the common corners of Lots 421 and 422; thence along the said margin of said drive and passing a concrete monument at 12.00 feet a total distance of 104.1 feet to a concrete monument, the beginning of a curve to the right having a radius of 25.0 feet; thence around said curve in the Northwesterly direction, 39.27 feet to a concrete monument in the Easterly margin of Dubois Drive; thence in a Northerly direction along the said margin of drive 73.0 feet to the point of beginning.

Being the same property conveyed to Kozimkhon Avazov by Special Warranty Deed from U.S. Bank National Association, as Indenture Trustee of CSMC Trust 2014-CIM1 Mortgage-Backed Notes, Series 2014-CIM1 of record in Instrument No. 20160728-0078033, Register's Office for Davidson County, Tennessee, dated July 28, 2016 and recorded on July 28, 2016.

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

This conveyance is subject to:
- Taxes for the year 2018, and thereafter, not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 4175, Page 11, Register's Office for Davidson County, Tennessee;
- Restrictions of record in Book 4228, Page 685, amended in Book 4243, Page 869, 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: **3825 Augusta Dr, Nashville, Tennessee 37207**.

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 5th DAY OF OCTOBER, 2017.

Kozimkhon Avazov by Loy Carney, 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, Loy Carney, 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 KOZIMKHON AVAZOV, and who acknowledged he/she/they executed the same as the free act and deed of the said KOZIMKHON AVAZOV.

Witness my hand and official seal, this the 5th of October, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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