WARRANTY DEED

Bill Garrett Davidson County
Batch# 16407 DEEDWARR
10/23/2017 09:47:30 AM 2 pgs
Fees: $13.00 Taxes: $473.60
20171023-0108114

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$128,000.00.**

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 20th day of October, 2017

Notary Public
My Commission expires: 5-23-2021
(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:
Manzura Ismoilova	SAME	163-11-0C-012.00
531 Upsall Drive		
Antioch, TN 37013		

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, **Billy W. Ray**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Manzura Ismoilova**, 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, described as follows:

Being Lot No. 12 on the Plan of Revised Bell Forge Village, III, Section Five, of record in Book 6900, Page 632, as amended in Book 7524, Page 552 and Book 7809, Page 936, Register's Office, Davidson County, Tennessee, to which plans reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Billy W. Ray from Judith R. Ray, formerly known as Judith R. Woodruff by Warranty Deed on May 24, 2013, of record in Instrument Number 20130528-0053608, 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 $994.61 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 163-11-0C-012.00, which are CURRENTLY DUE.
- Subject to all matters on Plan of record in Plat Book 6900, Page 632, as amended in Book 7524, Page 552, and Book 7809, Page 836, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions of record in Book 6040, page 538, Book 6350, page 858, Book 6651, page 207, Book 7224, page 209, Book 7461, page 530, Book 7464, page 967, Book 7508, page 659, Book 7809, page 936, Book 7844, page 735, Instrument No. 20010627-0068129, Instrument No. 20010627-0068130, and Instrument No. 20061229-0160925, Register's Office for said County. Restrictive Covenants of record in Book 7224, page 272, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 11348, Page 899, Instrument No. 20010627-0068129, and Instrument No. 20050810-0094532, Register's Office for Davidson County, Tennessee.
- Charter of Bell Forge Homeowner's Association, Inc., of record in Book 6887, page 495, Book 7483, page 989, Book 7491, page 883, and Book 8154, page 962, Register's Office for Davidson County, Tennessee.
- Conveyance of the common area to Bell Forge HOA of record in Book 7461, page 565, Register's Office for Davidson County, Tennessee.
- Easement to Comcast of Nashville, LLC, of record in Instrument No. 20110620-0047275, Register's Office for said County. Sewer Line Easement of record in Book 7026, page 922, Book 6859, page 672, Register's Office for said County; Storm Water Detention Agreement of record in Book 6531, page 321, Register's Office for said County; Dumpster Facility Agreement of record in Book 7224, page 195, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others

in and to the common areas and elements.

This is improved property known as: **531 Upsall Drive, Antioch, TN 37013**

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 October 20, 2017.

Billy W Ray
Billy W. Ray

STATE OF TENNESSEE
COUNTY OF Davidson

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

WITNESS my hand and Official Seal at office this October 20, 2017

My commission expires 5-3-2021

Julie Coone
Notary Public

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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.

Julie Coone
Notary's Signature

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

My commission expires: 5-3-2021