WARRANTY DEED

Bill Garrett Davidson County
Batch# 17584 DEEDWARR
10/24/2017 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $455.10
20171024-0109071

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, **$123,000.00.**

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 24th day of October, 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:
Nodirkhon Sultonkhujaev	SAME	163-05-0B-067.00CO
5170 Hickory Hollow Parkway Unit 269		
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, **Manzura Ismoilova**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Nodirkhon Sultonkhujaev**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land situated in Davidson County, Tennessee, further described as follows, to-wit:

Being Lot No. 67 as shown on a plat entitled, "A Horizontal Property Regime" (Private Element), Phase II, Mill Park (formerly Hickory Hollow Townhomes), as shown by plat of record in Instrument Number 20000706-0066999, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Manzura Ismoilova from Federal National Mortgage Association by Special Warranty Deed on February 15, 2017, of record in Instrument Number 20130220-0016718, 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 $1,204.42 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 163-05-0B-067.00CO, which are CURRENTLY DUE.
- Subject to all matters on Plan of record in Instrument No. 20000706-0066999, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions of record in Book 10719, page 425, as amended in Book 11167, page 757, Instrument No. 20010712-0074528, Instrument No. 20011016-0112643, Instrument No. 20020506-0055107, Instrument No. 20021017-0127808, Instrument No. 20051128-0143120, Instrument No. 20080304-0021743, Instrument No. 20110208-0011084, Instrument No. 20160223-0017010, Instrument No. 20141231-0119109, Instrument No. 20140902-0079467, and Instrument No. 20140717-0063137, Register's Office for said County; Rules and Regulations of record in Instrument No. 20140717-0063137, Register's Office for Davidson County, Tennessee.
- By-Laws and Articles of Incorporation of record in Book 10719, page 464, Book 11167, page 759, and Instrument No. 20161028-0113925, Register's Office for Davidson County, Tennessee.
- Dedication of common area to Mill Park Homeowner's Association, Inc., of record in Book 11221, page 249, and Instrument No. 20010712-0074529, Register's Office for Davidson County, Tennessee.
- Charter of Mill Park Homeowner's Association, Inc. of record in Book 10719, page 419, Register's Office for Davidson County, Tennessee.

- Easement to Bell South of record in Book 11378, page 991, Register's Office for said County; Subject to all matters on Plat Book 9700, pages 538 and 539, Register's Office for said County; Subject to As-Built Certificates of record in Book 11315, page 157 and 159, Book 11674, page 536, and Book 11737, page 439, Register's Office for said County; Easement to Comcast of Nashville, LLC, of record in Instrument No. 20170206-0012426, 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: **5170 Hickory Holllow Parkway Unit 269, 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.

MANZURA Ismoilova, By: Khurshid K. Ismoilov Attorney in Fact

Manzura Ismoilova, By: Khurshid K. Ismoilov,
Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Khurshid K. Ismoilov, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Manzura Ismoilova, the within named bargainor(s), and that he as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Manzura Ismoilova, the bargainor, by the said Khurshid K. Ismoilov, as Attorney-in-Fact.

WITNESS my hand and seal, this 20th day of October, 2017.

Julie Coone My Commission Expires: 5-3-2021

NOTARY PUBLIC

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