THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M177183

Bill Garrett Davidson County
Batch# 26227 DEEDWARR
11/16/2017 09:06:30 AM 3 pgs
Fees: $18.00 Taxes: $924.63
20171116-0117657

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $249,900.00

Stan Dibin
Affiant

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Subscribed and sworn to before me, this the 8th day of November, 2017.

Notary Public
My Commission Expires: DEC 27 2017

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Stan Dibin Ruslan Bagirov 101 Tilbury Circle Brentwood, TN 37027	Ruslan Bagirov 101 Tilbury Circle Brentwood TN 37027	131-05-0A-145.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **James Adam Fuller, a single man**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ruslan Bagirov, a married man and Stan Dibin, a married man, joint tenants with rights of survivorship**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 145 on the Plan of Jefferson Square, Section One, a Condominium, a Horizontal Property Regime, located on Hillsboro Road, of record in Book 4675, Page 12, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed from Joan C. Kennedy, married to Elizabeth Verrill, unmarried, as recorded on the 14th day of June, 2001 in Instrument No. 20010614-0063164, in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed by Executor's Quitclaim Deed from James Adam Fuller, Executor of the Estate of Elizabeth Jinanne Sundstrom, deceased, formerly known as Elizabeth Verrill, who died on June 12, 2017 to James Adam Fuller, as recorded on the 28th day of August, 2017 in Instrument No. 20170828-0088239, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 145 Jefferson Square, Nashville, TN 37215

This conveyance is made subject to 1) Property taxes for the year 2017 are a lien due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of November, 2017.

James Adam Fuller

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **James Adam Fuller**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of November, 2017.

AMANDA VAUGHN
Notary Public
State of Tennessee
DAVIDSON COUNTY

Notary Public
My Commission expires: 5/5/2020

True Copy Certification

I, **KRISTEN TRAINI**, 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 Tennessee
County of Sumner

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19
Notary's Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY