WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

JOHN CLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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)
Khurshid Ismoilov	**New Owner**	
(NAME)	(NAME)	**031L C 030.00**
535 Upsall Dr. (ADDRESS)	(ADDRESS)	
Antioch, TN 37013 (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, **Rodney Scott Pruitt, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **Khurshid Ismoilov,** 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 Nos. 158 and 159 on the Plan of Maury and Claibourne's Addition to South Nashville of record in Plat Book 21, Pages 84 and 85, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Howard Pruitt and wife, Irene Pruitt by Warranty Deed from J. W. Jordan and wife, Carrie Jordan of record in Book 7883, Page 903, Register's Office for Davidson County, Tennessee, dated July 05, 1989 and recorded on July 07, 1989.

Being the same property conveyed to William Pruitt and wife, Barbara Pruitt by Quitclaim Deed from Irene Pruitt of record in Instrument No. 20020625-0076096, Register's Office for Davidson County, Tennessee, dated June 14, 2002 and recorded on June 25, 2002.

Being the same property conveyed to William H. Pruitt, Jr. by Quitclaim Deed from Barbara Vaughn Pruitt of record in Instrument No. 20050218-0018420, Register's Office for Davidson County, Tennessee, dated February 17, 2005 and recorded on February 18, 2005.

William H. Pruitt Jr. having since died on March 30th, 2016. Leaving Rodney Scott Pruitt as his heir as noted in Order For Muniment Of Title to Real Property as shown in Docket No. 17P-1670 in the Circuit Court for Davidson County Tennessee (Probate Division.)

This conveyance is subject to:
-Taxes for the year 2018, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Pages 84 and 85, Register's Office for Davidson County, Tennessee.

This is **improved** property known as: **86 Lewis Street, Nashville, TN 37210**.

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.

Bill Garrett Davidson County
Batch# 31494 **DEEDWARR**
11/29/2017 03:18:41 PM 2 pgs
Fees: $13.00 Taxes: $370.00

Witness my/our hand(s) this the 28th DAY OF NOVEMBER, 2017.

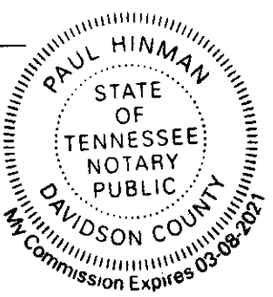
BY: _____
Rodney Scott Pruitt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for said County and State, personally appeared **RODNEY SCOTT PRUITT** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing Power of Attorney for the purposes herein set forth.

Witness my hand and official seal, this the 28th of November, 2017.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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