Bill Garrett Davidson County
Batch# 45875 DEEDWARR
01/09/2018 10:41:30 AM 2 pgs
Fees: $13.00 Taxes: $355.20
20180109-0002794

WARRANTY DEED

2017-1016

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 8th day of January, 2018.

(Affix Seal) Notary Public
My Commission Expires: 6-30-2019

April G. Nichols State of Tennessee Notary Public Williamson County

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Khurshid Ismoilov 535 Upsall Drive Antioch, TN 37013	SAME	08111054100

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, I/we, **Jimmy Petway, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Khurshid Ismoilov, unmarried**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, situated at 1630 12th Avenue N, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Being the southerly 30 feet of Lot No. 124 on the Plan of McGavock, Wetmore and Others' Addition of Nashville, called the Addition to the Town of McGavock, as of record in Book 21, page 41, Register's Office for said County.

Said part of Lot No. 124 fronts 30 feet on the easterly side of 12th Avenue North, formerly Florence Street, and runs back between parallel lines 154 feet to an alley.

Being the same property conveyed to Jimmy Petway from Darlene H. Huddleston, a single person, by Warranty Deed dated June 4, 1985 and recorded June 10, 1985 in Book 6577, page 643, Register's Office for Davidson County, Tennessee.

( ) **unimproved**
This is (X) improved property know as 1630 12th Avenue N, Nashville, TN 37208.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 8th day of January, 2018

Jimmy Petway

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Jimmy Petway, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 8th day of January, 2018.

Notary Public
My Commission Expires: 6-30-2019

