WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF FEBRUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 8-22-21

(AFFIX SEAL)

TAMIRA J. PYSZKA NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Bill Garrett Davidson County
Batch# 59879 DEEDWARR
02/16/2018 10:49:14 AM 2 pgs
Fees: $13.00 Taxes: $713.73

20180216-0015243

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)
Jonathan R. Pullon and Abigail Conde-Pullon	same as new owner	
(NAME) **2841 Old Matthews Rd.**	(NAME)	**059-16-0-186.00**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS)	
(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, **AZIZ ASHUROV, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JONATHAN R. PULLON AND ABIGAIL CONDE-PULLON, HUSBAND AND WIFE,** 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 being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located on the west margin of Old Matthews Road, formerly Manila Street, approximately 650.00 feet north of the intersection of Old Matthews Road and Chris Street, said parcel being Lot 14 of Hickory Heights, not of record, by Z.J. Wilkerson, dated May 22, 1948 and being more particularly described as follows:

Beginning at an iron pin set in the westerly right of way of Old Matthews Road, said pin being the northeast corner of Lot 13 and the southeast corner of the here in described lot, thence leaving Old Matthews Road with the north line of Lot 13, North 84 degrees 06 minutes 58 seconds West, 150.00 feet to an iron pin (old);

Thence, with the east line of Lot 32, North 06 degrees 16 minutes 31 seconds East, 50.00 feet to an iron pin (old), said pin being the northwest corner of subject lot and the southwest corner of property owned by Jeffrey Vaughn, Deed Book 9538 page 272, R.O.D.C.;

Thence, with the south line of Vaughn, South 84 degrees 06 minutes 58 seconds East 150.00 feet to an iron pipe (old) in the westerly right of way of Old Matthews Road, said pin being the southeast corner of Vaughn and the northeast corner of subject lot;

Thence, South 06 degrees 16 minutes 31 seconds West 50.00 feet to the point of beginning.

Being the same property conveyed to Aziz Ashurov by Special Warranty deed from Secretary of Housing and Urban Development of record in Instrument No. 20140415-0031352 Register's Office for Davidson County, Tennessee, dated April 9, 2014 and recorded on April 15, 2014.

This conveyance is subject to:
- Taxes for the year 2018 and thereafter, not yet due and payable;
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2841 Old Matthews Rd., Nashville, Tennessee 37207**.

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.

Witness my/our hand(s) this the 9 DAY OF FEBRUARY, 2018.

Aziz Ashurov

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 9th of February, 2018.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

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

Record and Return To:
Limestone Title & Escrow, LLC
3173 South Church Street
Murfreesboro, TN 37127