WARRANTY DEED

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,900.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, ~~THIS THE~~ 20th day of February, 2018.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LaRhonda S. Magras	CALIBER HOME LOANS	05913007400
(NAME)	(NAME)	
3217 Dove Place	1199 SOUTH BELTLINE RD, STE 110	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	COPPELL, TX 75019	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 62185 **DEEDWARR**
02/23/2018 03:43:13 PM 2 pgs
Fees: $13.00 Taxes: $906.13

20180223-0017533

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 considerations, the receipt of which is hereby acknowledged, we, **Nodirjon Radjabov, a married man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **LaRhonda S. Magras a married woman, joined by her spouse Marvin Magras**, hereinafter called the GRANTEE(S), 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 all of Lot No. 64 on the Plan of Treppard Heights, Section No. 6, of record in Plat Book 2900, Page 11, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Nodirjon Radjabov by Quitclaim Deed from Nigora Kamilova, dated 07/14/2017 recorded 07/14/2017, of record in Instrument No. 20170714-0071246, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kigora Kamilova by Cash Deed from Ben Carson, The Secretary of Housing and Urban Development, of Washington, D.C., dated 04/13/2017, recorded 04/13/2017, of record in Instrument No. 20170413-0036214, in the Register's Office for Davidson County, Tennessee. Scrivener's Affidavit of record at Instrument No. 20180130-0009561 to correct the Grantee's name.

Spouse does not join in this conveyance as this is not their primary residence.

Subject to: (1) All matters shown on the plat of record in Plat Book 2900, Page 11, in the Register's Office for Davidson County, Tennessee; (2) Covenants, conditions, easements and restrictions of record in Book 2752, Page 213, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto; (3) Deed of Easement of record in Book 895, Page 198, in the Register's Office for Davidson County, Tennessee; and (4) Easement of record in Book 1361, Page 196, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3217 Dove Place, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), 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), 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 hand this 20th day of February 2018.

Nodirjon Radjabov

State of Tennessee
County of Wilson

Personally appeared before me Nodirjon Radjabov, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of February 2018.

Notary Public Tracey Trumphour - MJ
My Commission Expires: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122