WARRANTY DEED

Bill Garrett Davidson County
Batch# 64219 DEEDWARR
03/02/2018 08:44:31 AM 2 pgs
Fees: $13.00 Taxes: $381.10

20180302-0019625

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF **FEBRUARY, 2018.**

Notary Public

MY COMMISSION EXPIRES: 5-3-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Muzaffar Khalmatov	Muzaffar Khalmatov	163110A02900CO
(NAME)	(NAME)	
724 Birksberry Court	724 Birksberry Court	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Fredrick H. Hamilton and wife, Karen R. Hamilton,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Muzaffar Khalmatov,** 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 Lot No. 29 on the plan of Third Revision, Section Two, Bell Forge Village, of record in Book 6900, Page 250, Register's Office for said County, to which plan reference is herein made for a more complete description.

Being the same property conveyed to Fredrick H. Hamilton and wife, Karen R. Hamilton by deed dated June 27, 1991 from Luther J. Mason and wife, Martha S. Mason of record in Book 8390, Page 183, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 402 Oak Forge Drive, Antioch, TN 37013
(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 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. 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 hands this 23 day of February, 2018.

x Fredrick H. Hamilton
Fredrick H. Hamilton

x Karen R. Hamilton by Fredrick H. Hamilton
Karen R. Hamilton By: Fredrick H. Hamilton, Attorney-in-Fact

State of **Missouri**
County of **St. Louis**

On this 23 day of **February, 2018,** before me, a Notary Public, in and for said State and County aforesaid, personally appeared before me **Fredrick H. Hamilton** with whom I am personally acquainted (or provided proved to me on the basis of satisfactory evidence) and who acknowledged that **he** executed the within instrument on behalf of **Karen R. Hamilton**, as Attorney-In-Fact, as **his** free act and deed.

Witness my hand and official seal this 23 day of **February, 2018.**

Kristen Nicole Brooks
Notary Public

My Commission Expires: May 8, 2021

KRISTEN NICOLE BROOKS
Notary Public - Notary Seal
St Louis County - State of Missouri
Commission Number 17294823
My Commission Expires May 8, 2021

State of **Missouri**
County of **St. Louis**

On this 23 day of **February, 2018**, before me, a Notary Public, in and for said State and County, aforesaid, personally appeared before me **Fredrick H. Hamilton**, with whom I am personally acquainted (or has proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and acknowledged that **he** executed the same as **his** free act and deed.

Witness my hand and official seal this 23 day of **February, 2018.**

Kristen Nicole Brooks
Notary Public

My Commission Expires: May 8, 2021

KRISTEN NICOLE BROOKS
Notary Public - Notary Seal
St Louis County - State of Missouri
Commission Number 17294823
My Commission Expires May 8, 2021