WARRANTY DEED

Bill Garrett Davidson County
Batch# 83006 DEEDWARR
04/20/2018 09:19:19 AM 2 pgs
Fees: $13.00 Taxes: $440.30

20180420-0037256

J-RR-18-86-H

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-08-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

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)
George Hanna	**New Owner**	
(NAME)	(NAME)	**093-16-0-140.00**
1623 Fairhaven Lane		
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37128		
(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, **KHURSHID ISMOILOV, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GEORGE HANNA,** 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:

LOTS 158 AND 159, MAURY AND CLAIBORNE'S ADDITION TO SOUTH NASHVILLE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 21, PAGES 84-85, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO KHURSHID ISMOILOV, BY WARRANTY DEED FROM RODNEY SCOTT PRUITT, UNMARRIED, OF RECORD IN INSTRUMENT NO. 20171129-0121888, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 28, 2017 AND RECORDED ON NOVEMBER 29, 2017. (VALUE OR CONSIDERATION SHOWN IN AFOREMENTIONED DEED $100,000.00)

FOR INFORMATIONAL PURPOSES ONLY: PROPERTY ALSO KNOWN AS 86 LEWIS STREET, NASHVILLE, TN 37210.

This conveyance is subject to:
- County of DAVIDSON taxes for the year 2018 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAURY AND CLAIBORNE'S ADDITION TO SOUTH NASHVILLE, as recorded in Plat Book 21, Page(s) 84-85, in the Register's Office of Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **86 Lewis St., Nashville, Tennessee 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.

Witness my/our hand(s) this the 18th DAY OF APRIL, 2018.

Khurshid Ismoilov

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KHURSHID ISMOILOV, 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 18th of April, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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