Bill Garrett Davidson County
Batch# 92880 DEEDWARR
05/15/2018 04:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20180515-0046484

**Prepared By & Return To:**
Tennessee Title Services, LLC
720A South Church St.
Murfreesboro, TN 37130
18-0131M

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Melissa Chr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of May, 2018

Elizabeth Pasc
Notary Public
Commission Expires: 5/30/21

ELIZABETH PASCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Dilmurad Makhkamdjanov<br>7237 Magnolia Hills Drive<br>Nashville, TN 37221 | F&M Bank<br>50 Franklin St<br>Clarksville, TN 37040 | 155-12-0A-010.00<br>CO |

**WARRANTY DEED**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

**Charles Kevin Taylor, married**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Dilmurad Makhkamdjanov and Oyazimkhon Makhkamdjanova, husband and wife**

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. 10 on the Final Plat of Magnolia Hills, a Planned Unit Development, of record in Book 7900, Page 809, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Charles Kevin Taylor by Warranty Deed from Walter H. Lynch and wife, Vanessa M. Snead a/k/a Vanessa Snead Lynch, dated 12/28/10 and recorded 1/10/11 in Instrument No. 20110110-0002774, Register's Office for Davidson County, Tennessee.

Naomi Taylor, hereby joins in e execution of this instrument for the purpose of conveying any and all of her rights, title and interest in the above described property by virtue of her marriage to Charles Kevin Taylor.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 7237 Magnolia Hills Drive, Nashville, TN 37221.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 14th day of May, 2018.

Charles Kevin Taylor

Naomi Taylor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

**Charles Kevin Taylor and Naomi Taylor**

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of May, 2018.

Notary Public

My Commission Expires: 5-6-19

(Notary Seal)

K. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

# True Copy Certification

I, Alyssa Rayne, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

