WARRANTY DEED

Bill Garrett Davidson County
Batch# 109310 DEEDWARR
06/26/2018 03:39:37 PM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20180626-0061650

B-RMX-18-3316

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 5/6/19

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY ARBOGAST My Commission Expires 05-06-2019

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)
Red River Development, LLC, a Tennessee limited liability company	Red River Development, LLC	
(NAME)	(NAME)	**104-06-0-118.00**
3316 Acklen Ave	P.O. Box 158025	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville TN 37215	
(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, **MAX KHAZANOV, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RED RIVER DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 in Davidson County, Tennessee, being the Westerly 20 feet front and 5 feet rear of Lot No. 95 and the Easterly part of Lot No. 96 on the Plan of Bransford Realty Company's West End Heights of record in Plat Book 332, Page 124 and 125, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the North margin of Love Circle, 41 feet Westerly from the corner of Lots 95 and 96; thence North 9 degrees 15' West, 16 feet to an iron pin; thence South 80 degrees 45' West, 4 feet to an iron pin; thence North 9 degrees 15' West 49 feet to an iron pin; thence North 28 degrees East 30 feet to an iron pin; thence North 2 degrees 30' East 61.5 feet to the South margin of a 20 foot alley; thence Eastwardly 35 feet with said alley to a point 5 feet East of the corner of said lots 95 and 96; thence South 8 degrees 45' East 150 feet to the Northerly margin of Love Circle at a point 20 feet Easterly from the corner of Lots 95 and 96; thence Westerly with the margin of Love Circle 61 feet to the beginning.

Being the same property conveyed to E3 Construction Services, LLC, a Tennessee limited liability company by Warranty deed from Mary Lee Proctor O'Neil, Trustee of the Mary Lee Proctor O'Neil Living Trust Established by the Revocable Trust Agreement of Mary Lee Proctor O'Neil, Dated June 23, 2004 as to a one-half undivided interest, and Mary Lee Proctor O'Neil, Trustee of the William S. O'Neil Bypass Trust UTA Dated June 23, 2004, as to a one-Fourth undivided interest, and Mary Lee Proctor O'Neil, Trustee of William S. O'Neil Tennessee Bypass Trust UTA Dated June 23, 2004 as to a one-fourth undivided interest of record in Instrument No. 20130801-0080461 Register's Office for Davidson County, Tennessee, dated July 31, 2013 and recorded on August 01, 2013.

Being the same property conveyed to Jenny Khazanov by Quitclaim deed from E3 Construction Services, LLC of record in Instrument No. 20130801-0080462 Register's Office for Davidson County, Tennessee, dated July 31, 2013 and recorded on August 01, 2013.

Being the same property conveyed to Max Khazanov, married by Quitclaim deed from Jenny Khazanov, married of record in Instrument No. 20160314-0024058 Register's Office for Davidson County, Tennessee, dated March 11, 2016 and recorded on March 14, 2016.

Being the same property conveyed to Max Khazanov, a married man by Quitclaim deed from Jenny Khazanov, a married woman of record in Instrument No. 20160408-0034030 Register's Office for Davidson County, Tennessee, dated April 08, 2016 and recorded on April 08, 2016. Said property is not and has never been the primary marital residence of the within named Grantor.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.

- Subject to all matters shown on the Plan of record in Plat Book 332, Page (s) 124 and 125, Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3316 Acklen Ave, Nashville, Tennessee 37212**.

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 25th DAY OF JUNE, 2018.

Max Khazanov

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MAX KHAZANOV, 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 25th of June, 2018.

Notary Public
My Commission Expires: 7/5/21
(SEAL)

RACHEL WILSON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 07-05-2021

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