Bill Garrett Davidson County
Batch# 129278 DEEDWARR
08/15/2018 02:41:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180815-0080938

ADDRESS NEW OWNER AS:
Nadir Mardonov
5322 Huffman Rd
Joelton, TN 37080

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED BY: Gary L. Dilliha
Attorney at Law
516 S. Main St.
Springfield, Tennessee

Connie Stroud, Register
Robertson County Tennessee

Rec #:	279878	Instrument #:	335293
Rec'd:	10.00	Recorded	
State:	111.00	8/14/2018 at	10:17 AM
Clerk:	1.00	in Record Book	1826
Other:	2.00		
Total:	124.00		Pgs 356-357

NO TITLE EXAM, NO CLOSING
Prepared Solely From Information Supplied by the Party

Robertson County Map & Parcel: 138-001.00
Davidson County Map & Parcel: 004-00-0-011.00

THIS DEED OF CONVEYANCE, executed and delivered by **JOEL HEMPHILL**, married, hereinafter called the Grantors, and **NADIR MARDONOV**, unmarried, hereinafter called the Grantee;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and does by these presents hereby sell, transfer and convey unto the said Grantee, heirs and assigns, a certain tract or parcel of land located in Robertson and Davidson Counties, Tennessee, being more particularly described as follows, to-wit:

SITUATED in the 16th Civil District of Robertson County, and also lying in Davidson County, Tennessee, and further described as follows:

BEGINNING at an iron pin set on the northerly margin of Huffman Road said point of beginning being the southwest corner of the herein described tract and also being in the line of the C. R. Wooden et ux property of record in Deed Book 6285, Page 744, Register's Office, Davidson County, Tennessee; thence with Wooden's line the following two calls North 23° 33 minutes 33 seconds West 241.23 feet to an iron pin; thence north 33° 47 minutes 52 seconds West 396.00 feet to a point in the centerline of Sycamore Creek; thence with the center of Sycamore Creek and with the line of the Thomas J. Todd property of record in Deed Book 155, Page 282, Register's Office Robertson County, Tennessee, North 84° 05 minutes 35 seconds East 280.50 feet to a point; thence leaving the center of said Sycamore Creek and continuing with the line of Todd north 68° 15 minutes 09 seconds east 527.19 feet to an iron pin; thence North 15° 04 minutes 13 seconds West 234.41 feet to an iron pin; thence leaving Todd's line and with the line of Albert A. Fentress property of record in Deed Book 214, Page 211, Register's Office, Robertson County, Tennessee, North 71° minutes 15 seconds East 825.00 feet to an iron pin; thence leaving Fentress line South 17° 32 minutes 54 seconds West 955.44 feet to an iron pin set on the northerly margin of Huffman Road; thence with the northerly margin of Huffman Road the following three calls; South 87° 03 minutes 36 seconds West 488.30 feet to an iron pin; thence South 64° 53 minutes 13 seconds West 350.56 feet to an iron pin; thence South 24° 21 minutes 40 seconds West 194.77 feet to the point of beginning, containing 16.98 acres more or less, according to a survey by J. Bruce Rainey, Surveyor, #823, dated August 12, 1987, and revised September 25, 1987.

Being that property conveyed to Joel Hemphill and wife, LaBreeska Hemphill, by deed from Fred W. Keyes and wife, E. Anne Keyes, of record in Record Book 686, Page 186, Register's Office for Robertson County, Tennessee, and of record in Instrument No. 20010621-0066114, Register's Office for Davidson County, Tennessee. LaBreeska Hemphill died December 9, 2016 thereby vesting title solely in Joel W. Hemphill as surviving tenant by the entireties.

The property conveyed herein is not the Grantors marital residence.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, heirs and assigns.

The Grantor further covenants with the Grantee, heirs and assigns, that he has a good and perfect right to convey same, and that said property is unencumbered.

The Grantor further covenants with the Grantee that he will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantor has hereunto set his signature on the date set forth in the notary acknowledgment below.

JOEL HEMPHILL

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joel Hemphill,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 10th day of August, 2018.

My Commission Expires: TAMMY RUSH STATE OF TENNESSEE NOTARY PUBLIC EXP 12-23-2018 COUNTY OF ROBERTSON

NOTARY PUBLIC

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$30,00.000** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me this the ____ day of August, 2018.

My Commission Expires: TAMMY RUSH STATE OF TENNESSEE NOTARY PUBLIC EXP 12-23-2018 COUNTY OF ROBERTSON

NOTARY PUBLIC/Register

Certificate of Authenticity

I, Gary L. Dilliha, 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.

Signature

State of TENNESSEE

County of ROBERTSON

Personally appeared before me, Rhonda Dunn, a notary public for this county and state, Gary L. Dilliha who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

RHONDA DUNN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: October 26, 2020.

Notary's Seal (If on paper)