# WARRANTY DEED

Bill Garrett Davidson County
Batch# 131800 **DEEDWARR**
08/21/2018 03:38:48 PM 2 pgs
Fees: $13.00 Taxes: $462.50

20180821-0082996

J-BD-18-319-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

BEKHZODKHON DUSMUKHAMEDOV
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

**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) |
|---|---|---|
| **Bekhzodkhon Dusmukhamedov** | New owner | |
| (NAME) | (NAME) | |
| **319 Ash Forge Drive** | | **163-11-0B-088.00** |
| (ADDRESS) | (ADDRESS) | |
| **Antioch, TN 37013** | | |
| (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, **BARBARA K BRAZZELL, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BEKHZODKHON DUSMUKHAMEDOV, A SINGLE MAN,** 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 Lot No. 88 on the Plan of Bell Forge Village, 2nd Revision, Section Four of record in Book 6250, Page 201, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David T. Brazzell by Warranty Deed from Jerry O. Todd and spouse, Helen D. Todd of record in Book 8873, Page 993, Register's Office for Davidson County, Tennessee, dated February 25, 1993 and recorded on February 26, 1993.

Being the same property conveyed to Jack Green, Trustee by Quitclaim Deed from David T. Brazzell of record in Book 9157, Page 404, Register's Office for Davidson County, Tennessee, dated November 16, 1993 and recorded on November 19, 1993 and within the same deed the said Jack Green, Trustee conveyed his interest in the subject property to David T. Brazzell and wife, Barbara K. Brazzell, as tenants by the entirety.

David T. Brazzell passed away November 10, 2006, leaving Barbara K. Brazzell sole surviving tenant by the entirety.

**Power-of-Attorney of public record in the Davidson County Register of Deed's instrument number 20180806-0077050.

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 Book 6250, Page 131 and revised in Book 6250, Page 201, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6040, Page 538, Book 6350, Page 858, Book 6651, Page 207, Book 7224, Page 209 and Instrument No. 20061229-0160925, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6040, Page 576 and amended in Book 6306, Page 644, Book 11348, Page 899, Instrument 200106270068129 and Instrument No. 20050810-0094532, Register's Office for Davidson County, Tennessee.
- Charter of record in Book 6887, Page 495 and Book 7491, Page 883, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 6531, Page 321, Register's Office for Davidson County, Tennessee.
- Dumpster Facility Agreement of record in Book 7224, Page 195, Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Book 7224, Page 246, Register's Office for Davidson County,

Tennessee.
- Common Area of record in Book 6040, Page 534 and Book 7724, Page 241, Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20110620-0047275, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 6471, Pages 77 and 85, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **319 Ash Forge Drive, Antioch, Tennessee 37013**.

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 20th DAY OF AUGUST, 2018.

Barbara K Brazzell by Jack B Allen Jr as Attorney in Fact

Barbara K Brazzell by Jack B. Allen Jr. as Attorney in Fact

POA in 20180806-0077050

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACK B. ALLEN JR., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BARBARA K BRAZZELL, and who acknowledged he/she/they executed the same as the free act and deed of the said BARBARA K BRAZZELL.

Witness my hand and official seal, this the 20th of August, 2018.

Kate Nyquist

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

**RETURN TO:**
Rudy Title and Escrow, LLC
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Nashville, TN 37212