Karen Y Johnson Davidson County
Batch# 148528 **DEEDWARR**
10/03/2018 11:15:12 AM 2 pgs
Fees: $13.00 Taxes: $1,498.50

20181003-0098164

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $405,000.00

Affiant

Subscribed and sworn to before me, this 27th day of September, 2018.

Notary Public

My commission expires: 9-22-2020

CARRIE ANN PORTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

NOTARY PUBLIC
Carrie Ann Porter
My Commission Expires
September 22, 2020
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Emily R. Whitlow	SAME AS NEW OWNER	**131050A14500CO**
145 Jefferson Square		
Nashville, TN 37215		

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 ACKNOWLEDGE, WE,

Ruslan Bagirov, a married man, and Stan Dibin, a married man, joint tenants with rights of survivorship

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Emily R. Whitlow, an Unmarried woman

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 Unit No. 145 on the plan of Jefferson Square, Section One, a Condominium, a Horizontal Property Regime, located on Hillsboro Road, of record in Book 4675, page 12, Register's for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ruslan Bagirov, a married man, and Stan Dibin, a married man, joint tenants with rights of survivorship, by Warranty Deed from James Adam Fuller, a single man, dated November 8, 2017, of record in Instrument No. 20171116-0117657, Register's Office for Davidson County, Tennessee. **Subject property was never the sole principal residence of said Grantors, spouse, heirs nor assigns.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Charter of record in Instrument No. 20000209-0013275, Instrument No. 20000209-0013274, Book 8556, page 701, Book 8485, page 642, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 145 Jefferson Square, Nashville, TN 37215.

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 do 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 in 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Ruslan Bagirov Date: 9-27-18

Stan Dibin Date: 9/27/18

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Ruslan Bagirov and Stan Dibin, the within named Grantor(s), 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, at office, this 27th day of September, 2018.

NOTARY PUBLIC

My Commission Expires: NOV 0 8 2021

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY