Karen Y Johnson Davidson County
Batch# 153447 DEEDWARR
10/23/2018 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $296.00
20181023-0104940

Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
611 Potomac Place Suite 103
Smyrna, TN 37167
File No.0554S-18

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

Natalie Davenport State of Tennessee Notary Public Rutherford County

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of October, 2018

Notary Public
My Commission Expires: 6/19/21

Address of New Owner	Send Tax Bills To:	
Azat Ismagilov 411 Wisteria Lane Hermitage, TN 37076	Same as New Owner	Map/parcel: 092-03-0-069.00

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

Sandra B. Anderson

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Azat Ismagilov, married

HEREINAFTER CALLED THE GRANTEE(S), HER 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 the westerly 40 feet of Lot No. 2 of Block 1 in the Subdivision of the Heffernan Place, as of record in Book 161, Page 138, Register's Office for Davidson County, Tennessee. Said part of said Lot No. 2 fronts 40 feet on the southerly side of Meharry Boulevard and runs back between parallel lines 150 feet to an alley in the rear.

BEING the same property conveyed to Sandra B. Anderson by Quitclaim Deed from Brenda I. Coure, dated 7/24/02 and recorded 7/25/02 in Instrument Number 20020725-0089324, Register's Office for Davidson County, Tennessee.

BEING the same property previously conveyed to Sandra B. Anderson and Brenda I. Coure, as joint tenants with right of survivorship, by Quitclaim Deed from Robert Greene, Trustee, and in the same instrument conveyed to Robert Greene, Trustee by Irene M. Harrison, dated 5/24/02 and recorded 5/30/02 in Instrument Number 20020530-0065678, said Register's Office.

BEING the same property previously conveyed to Irene M. Harrison by Warranty Deed from H. G. Pitt (joined by his wife, Gennie K. Pitt), dated 7/29/59 and recorded 7/30/59 in Book 2927, Page 454, said Register's Office.

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 prorated as of the date of closing and assumed by the Grantee(s) here.

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

This is improved property known as: 2403 Meharry Blvd. Nashville, TN, 37208

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), her heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the 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 22nd day of October, 2018

Sandra B. Anderson

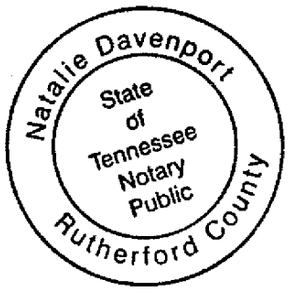
STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Sandra B. Anderson, 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 (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 22nd day of October, 2018

Natalie Davenport
Notary Public

My Commission Expires: 12/19/21



True Copy Certification

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

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, **Teresa Taylor**, a notary public for this county and state, **Loren Manderson** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 6-15-19

Notary Seal

TERESA TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY