WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF NOVEMBER, 2018.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

Karen Y Johnson Davidson County
Batch# 162458 **DEEDWARR**
11/19/2018 03:28:23 PM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20181119-0113903

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215
File No.: ARK180442TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Musa Musayev and Rebecca Musayev, husband and wife	Legacy Mutual Mortgage	
(NAME) 2711 Hartford Dr	(NAME) 3503 Paesanos Pkwy	119-10-0-053.00
(ADDRESS) Nashville, TN 37210	(ADDRESS) San Antonio, TX 78231	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Thirty-Five Thousand And No/100 Dollars ($335,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **GRAHAM NICHOLS, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MUSA MUSAYEV AND REBECCA MUSAYEV, HUSBAND AND WIFE**, 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 Lot No. 30 on the Plan of Hidden Acres Subdivision of record in Plat Book 1130, Page 89, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 30 fronts 72.5 feet on the Westerly side of Hartford Drive and runs back between lines, 149 feet to a dead line, measuring 72 feet thereon.

Being the same property conveyed to Graham Nichols by Warranty deed from Fred C. Baskin, Jr., a married man of record in Instrument No. 20170321-0027631 Register's Office for Davidson County, Tennessee, dated March 20, 2017 and recorded on March 21, 2017.

Dorothy Alice Baskin having since died January 11, 2011, Affidavit of Heirship recorded at Instrument No. 20170321-0027630 names Fred C. Baskin, Jr. as her remaining heir.

Being the same property conveyed to Fred C. Baskin, Jr. as to a one-half interest by Quitclaim deed from Dorothy Baskin, widow of Fred C. Baskin of record in Instrument No. 20060713-0084466 Register's Office for Davidson County, Tennessee, dated June 27, 2006 and recorded on July 13, 2006.

Fred C. Baskin having since died leaving wife Dorothy Baskin.

Being the same property conveyed to Fred C. Baskin and wife, Dorothy Baskin by Warranty deed from Judson C. Gann, unmarried of record in Book 2962, page 625, Register's Office for Davidson County, Tennessee, dated October 1, 1959 and recorded on October 2, 1959.

unimproved ☐
This is improved ☒ property, known as 2711 Hartford Drive, Nashville, TN 37210
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Graham Nichols, an unmarried man this 13th day of November, 2018.

Graham Nichols

STATE OF TENNESSEE
COUNTY OF Davidson

On this 13th day of November, 2018, before me personally appeared Graham Nichols, an unmarried man to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 13th day of November, 2018.

Commission Expires: _____

MATTHEW PHELAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

Notary Public