WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 162705 DEEDWARR
11/20/2018 01:52:26 PM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20181120-0114290

JM-FSBO-18-724

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

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)
Hoa Thanh Nguyen and Mai Tu Thi Ha Le Luan H Nguyen	**BancorpSouth Bank**	
(NAME)	(NAME)	**128-3-B-34.00CO**
724 Briksberry Court	**2778 West Jackson St, Building C, 2nd Floor**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Tupelo, MS 38801**	
(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, **MUZAFFAR KHALMATOV, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HOA THANH NGUYEN AND MAI TU THI HA LE, HUSBAND AND WIFE AND LUAN H NGUYEN, A SINGLE PERSON, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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. 34 on the Plan of the Final Plat, Section Two, Williamsport Subdivision, a Residential Planned Unit Development, of record in Plat Book 9700, Page 705, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Muzaffar Khalmatov and Fazilat B. Khalmatov, husband and wife, by Warranty Deed from Janis P. Dougherty, husband and wife, recorded September 12, 2014 in Instrument No. 20140912-0083870, Register's Office for Davidson County, Tennessee.

The spouse of the grantor, Fazilat Khalmatova, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in the subject property.

This conveyance is subject to:
- Plan of record in Plat Book 9700, Page 705, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 9144, Page 703, Register's Office for Davidson County, Tennessee
- Homeowners' Association Charter of record in Book 9144, Page 697, in the Register's Office for Davidson County, Tennessee.
- Easement for Harpeth Valley Utilities of record in Book 5258, Page 267, Book 8626, Page 836, and Instrument No. 20040511-0053728, in the Register's Office for Davidson County, Tennessee.
- Deed and Agreed Order of Possession / Easement between Williamsport Home Owners Association and Harpeth Valley Utilities District of record in Instrument No. 20080409-0035856, in the 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: **724 Briksberry Court, Nashville, Tennessee 37221**.

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 13th DAY OF NOVEMBER, 2018.

Muzaffar Khalmatov

Fazilat Khalmatova

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MUZAFFAR KHALMATOV, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of November, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FAZILAT KHALMATOVA, the within named bargainor, 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 and official seal, this the 13th of November, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212