Concord Title

Karen Johnson Davidson County
Batch# 204041 DEEDWARR
03/11/2019 08:48:24 AM 2 pgs
Fees: $13.00 Taxes: $1,739.00

20190311-0021712

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1911472

WARRANTY DEED

JAMES R. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of February, 2019.

NOTARY PUBLIC

My commission expires: 6-26-21

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vagif Seidov 5817 Sterling Oaks Drive Brentwood, TN 37027	United Wholesale Mortgage, 585 South Boulevard E, Pontiac, MI 48341	172 05 0B 098.00CO``

FOR AND IN CONSIDERATION of the sum of Four Hundred Seventy Thousand and 00/100 Dollars ($470,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **PAUL HAMILTON**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **VAGIF A. SEIDOV, A SINGLE MAN**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Landi n Davidson County, Tennessee, being Lot No. 30, on the Plan of Sterling Oaks, Phase II, of record in Plat Book 11190, page 141, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being that same property conveyed to Paul Hamilton, a married man by Warranty Deed from John Elliott David and Elizabeth Anne David, husband and wife, dated August 16, 2018 and recorded in Instrument No. 20180828-0085203, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 26th day of February, 2019.

Paul D. Hamilton

PAUL HAMILTON

~~STATE OF TENNESSEE~~
~~COUNTY OF DAVIDSON~~

Paralegal
10 U.S.C. § 1044a

Personally appeared before me, a Notary Public, Paul Hamilton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 26th day of February, 2019.

Michelle A. Galat

Notary Public

Michelle A. Galat

Printed Notary Name

My commission expires: 14 NOV 19

