Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr, #290
Brentwood, TN 37027
B19-0750

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of May, 2019

Notary Public

Commission Expires: 07/21/2020

KELLY TRACY WILLIAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY TN

Karen Johnson Davidson County
Batch# 240705 DEEDWARR
06/10/2019 08:11:45 AM 2 pgs
Fees: $13.00 Taxes: $1,178.45

20190610-0054972

Address of New Owner	Send Tax Bills To:	Map & Parcel
Alisher & Umida Khakimov 2046 Traemoor Village Drive Nashville, TN 37209	Same	114-07-0A-015.00-CO

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, WE,

Brian C. Bunnell and Cheryl A. Montesi, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alisher Khakimov and Umida Khakimov, 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 Unit No.15 of The Townhomes of Traemoor Village, as shown on Exhibit "A-1" of the Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for the Townhomes of Traemoor Village of record in Instrument No.20080808-0081934, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brian C. Bunnell and Cheryl A. Montesi, joint tenants with the right of survivorship by Warranty deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20090429-0038463 Register's Office for Davidson County, Tennessee, dated April 24, 2009 and recorded on April 29, 2009

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 pro-rated as of the date of closing and assumed by the Grantee herein.

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

This is improved property known as: 2046 Traemoor Village Drive, Nashville, TN 37209

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 so 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 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 15th day of May, 2019.

Brian C. Bunnell

Cheryl A. Montesi

STATE OF OHIO
COUNTY OF Greene

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Brian C. Bunnell and Cheryl A. Montesi** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Beavercreek, Ohio, this 15th day of May, 2019.

Notary Public

My Commission Expires: 9-10-21

(Notary Seal)

NOTARY PUBLIC
STATE OF OHIO

CONSTANCE M HILTON, Notary Public
In and for the State of Ohio
My Commission Expires Sept. 10, 2021