WARRANTY DEED

Karen Johnson Davidson County
Batch# 252083 DEEDWARR
07/03/2019 08:40:26 AM 2 pgs
Fees: $13.00 Taxes: $869.50

20190703-0064860

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF JUNE, 2019.

Stacey Denson Palmer
Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Rikhsitilla a. Rakhmanov	Movement Mtg	181 14 0A 058.00
(NAME)	(NAME)	
8227 Rossi Rd.	8024 Calvin Hall Rd	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Robert McClintock, III and Kathy McClintock, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Rikhsitilla a. Rakhmanov, a married man**, hereinafter called the Grantee, his 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 58 on the Plan of The Villas at Concord Place, Phase 2, as shown on Exhibit A-1 to the First Supplemental Declaration to Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place, of record in Instrument No. 20060328-0035297 Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Robert McClintok and Kathy McClintok, also known as Robert McClintock III and Kathy L. McClintock, husband and wife by Warranty Deed from Stephen Bergmeyer and Stephanie A. Bergmeyer, husband and wife dated September 15, 2014 and recorded September 25, 2014 as Instrument No. 201409250088249, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 8227 Rossi Rd., Brentwood, TN 37027

File Number: FRN-1905398SSO

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: D-KH-19-8227

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, his heirs and assigns forever; and we do covenant with the said Grantee 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, his 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 our hands this 26th day of June, 2019.

Robert McClintock, III

Kathy McClintock

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

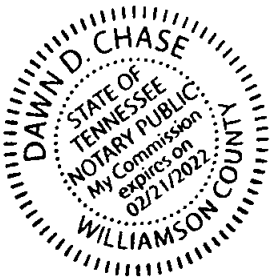
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Robert McClintock, III and Kathy McClintock, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of June, 2019.

Notary Public

My Commission Expires:

(SEAL)



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