Karen Johnson Davidson County
Batch# 258773 DEEDWARR
07/19/2019 08:24:30 AM 4 pgs
Fees: $23.00 Taxes: $1,431.90
20190719-0070675

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-4188

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $387,000.00

Affiant

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 17th day of July, 2019

Notary Public
My Commission Expires: 11/3/2019

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jamison Matthew Crowley 609 39th Ave N Nashville TN 37209	JPMorgan Chase Bank, N.A. 3415 Vision Drive Columbus, OH 43219	092-09-0-014

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Ruslan Bagirov**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jamison Matthew Crowley, an unmarried person**, hereinafter called the Grantee(s), his/her/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 Part of Lot 8 on the Plan of Clifton Plat of Lots of record in Plat Book 21, Page 35, in the Register's Office for Davidson County, Tennessee, described according to a survey made by S.M. McMurray Engineering Company, March 9, 1944 as follows:

Beginning at an iron pin on the Westerly margin of 39th Avenue, North at the Northeast corner of the property conveyed to Henry Roland and wife, by deed from John C. Fleming of record in Book 289, Page 287, said Register's Office, said point being 266.5 feet North of the Northerly margin of Delaware Avenue; thence with the Westerly margin 39th Avenue, North, Northwardly 34 feet to an iron pin 39.2 feet South of the dividing line between lots Nos. 8 and 11; thence Westwardly 176.2 feet to an iron pin in the Easterly margin of an alley at a point 43.6 feet South of said dividing line; thence with said alley, Southwardly 34 feet to a post in the Northerly line of said Roland property; thence with said line, Eastwardly 176 feet to the beginning.

Being the same property conveyed to Ruslan Bagirov by Warranty deed from West Nashville Dream Center, A Tennessee Not-For-Profit Corporation of record in Instrument No. 20181203-0117327 Register's Office for Davidson County, Tennessee, dated November 27, 2018 and recorded on December 3, 2018.

This Instrument executed on behalf of Ruslan Bagirov ("Principal") by Christopher M Corriveau pursuant to the Power of Attorney of record in Instrument Number 201907190070674, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **609 39th Avenue North, Nashville, TN 37209.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of July, 2019.

GRANTOR:

Ruslan Bagirov by /s/ Christopher M. Corriveau, his attorney in fact

Ruslan Bagirov by Christopher M. Corriveau, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christopher M Corriveau the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Ruslan Bagirov ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 17th day of July, 2019.

Notary Public
My Commission expires: 1/3/2023

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"
TO Warranty Deed
From: Ruslan Bagirov
To: Jamison Matthew Crowley

STATE OF TENNESSEE
COUNTY OF Davidson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 17th day of July, 2019.

Notary Public
My Commission Expires: 1/3/2023

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

201907190070675

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM