WARRANTY DEED

Karen Johnson Davidson County
Batch# 284612 **DEEDWARR**
09/12/2019 09:15:26 AM 2 pgs
Fees: $13.00 Taxes: $573.50

20190912-0092363

O-KW-19-500-E8

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 4-13-22 (AFFIX SEAL)

KATHERINE NEWARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD Exp. 4-13-2022

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)
Nadih Salman and Naser Emad	New	
(NAME)	(NAME)	**133-11-0A-034.00-CO**
500 Paragon Mills Rd Apt E8	Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **RAVSHAN ASHUROV, MARRIED** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NADIH SALMAN AND NASER EMAD, HUSBAND AND WIFE**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 Unit No. E-8 of Canterbury Hall Condominiums, a condominium or horizontal property regime established by a Master Deed, of record in Book 5440, Page 255, Register's Office for Davidson County, Tennessee, as amended by Amendment to Master Deed, of record in Book 5441, Page 819, and as shown on a plan of record in Book 5200, Page 159, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Ravshan Ashurov by Trustee's deed from Wilson and Associates, PLLC, Successor Trustee of record in Instrument No. 20150724-0072776 Register's Office for Davidson County, Tennessee, dated June 01, 2015 and recorded on July 24, 2015. **THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.**

This conveyance is subject to:
- Taxes for the year 2019 and thereafter not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 159, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Canterbury Hall of record in Book 5440, Page 255, as amended in Book 5441, Page 819, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5440, Page 298, as amended in Book 5865, Page 101, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 5446, Page 152, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewers and/or Storm Drainage Easements of record in Book 4308, Page 647, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20090615-0055410 and Instrument No. 20140924-0087652, Instrument No. 20190118-0005331, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

Record and Return To:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

This is **improved** property known as: **500 Paragon Mills Rd Apt E8, Nashville, Tennessee 37211**.

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 16th DAY OF SEPTEMBER, 2019.

Ravshan Ashurov by his attorney in fact, Aziz Ashurov

Ravshan Ashurov, by his attorney in fact, Aziz Ashurov

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,AZIZ ASHUROV , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of RAVSHAN ASHUROV, and who acknowledged he/she/they executed the same as the free act and deed of the said RAVSHAN ASHUROV.

Witness my hand and official seal, this the 6th of September, 2019.

Megan Paulus

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

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