WARRANTY DEED

Karen Johnson Davidson County
Batch# 315709 DEEDWARR
11/14/2019 02:27:11 PM 2 pgs
Fees: $13.00 Taxes: $795.50

20191114-0117619

O-AR-19-131

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 10-2-2022

(AFFIX SEAL)

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-2-2022

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)
Nozimbek Avazov	Nozimbek Avazov	
(NAME)	(NAME)	
131 Fern Avenue	3205 Grace Crest Pt	**071-10-0-091.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville TN 37217	
(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, **MIDDLE-TN URBAN DEVELOPMENT & CONSTRUCTION LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NOZIMBEK AVAZOV,** 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 Lot No. 36 on the Plan of Weakley and Dodd's Subdivision of Lot No. 17 in Brooklyn of record in Plat Book 57, Page 126, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Middle-TN Urban Development & Construction LLC by Warranty deed from Doris Dye of record in Instrument No. 20160331-0030532 Register's Office for Davidson County, Tennessee, dated March 29, 2016 and recorded on March 31, 2016.

This conveyance is subject to:
- Taxes for the year 2020 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 126, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and Appurtenances of record in Instrument Number 20180621-0060112, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **131 Fern Avenue, Nashville, Tennessee 37207**.

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 12th DAY OF NOVEMBER, 2019.

Middle-TN Urban Development & Construction LLC

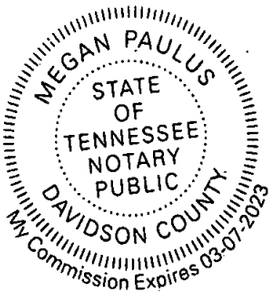
BY: _____
Keith Johnson
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEITH JOHNSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of MIDDLE-TN URBAN DEVELOPMENT & CONSTRUCTION LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12th of November, 2019.

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



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