Bk 13
#4518

WARRANTY DEED

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF OCTOBER, 2002.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nawzad Tayyar	Pulte Mortgage Corporation	120-5-138
(NAME)	(NAME)	
501 McDonald Drive	7475 South Joliet Street	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Englewood, CO 80012	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Marie T. Crowe, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nawzad Tayyar unmarried and Sitar Hassan Suleyman married, 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:

Being Lot No. 440 on the plan of Glengarry Park Subdivision, Section 4, as of record in book 2900, Page 72, Register's Office for said County. Said Lot No. 440 begins at a point in the northwesterly margin of McDonald Drive between lots Nos. 440 and441, and extends thence north-westerly with the line between said lots 123.7 feet to a point, the common corner of lots Nos. 440, 441, and 439, thence northeasterly with the line between lots Nos. 440, and 439, 150 feet to a point in the southwesterly margin of Greymond Drive; thence with said margin of Greymond Drive, southeasterly 97 feet to a point, the beginning of a curve with a radius of 25 feet; thence southwesterly around said curve 39.3 feet to a point in the northwesterly margin of McDonald Drive; thence with said margin of McDonald Drive southwesterly 123.2 feet to the beginning.

Being the same property conveyed to William E. Crowe and wife, Marie T. Crowe, by deed of record in Book 4685, Page 613, Register's Office for Davidson County, Tennessee. William E. Crowe having since died.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 501 McDonald Drive, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Davidson County DEEDWARR
Recvd: 11/07/02 16:07 2pgs
Fees:13.00 Taxes:453.25
20021107-0137690

Witness my/our hand(s) this 29th day of October, 2002.

Marie T. Crowe

Marie T. Crowe

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marie T. Crowe with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of October, 2002.

Commission expires: May 28, 2006

Beth Triplett

Notary Public

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006