WARRANTY DEED

HEATHER D. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2003.

Notary Public

MY COMMISSION EXPIRES: January 27, 2007.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Allison Title Company, 116 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zahid Gazi	Taylor Bean & Whitaker Mortgage Corp.	87-13-38
(NAME)	(NAME)	
4501 Brooke Valley Drive	1417 N. Magnolia Avenue	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Ocala, FL 34475	
(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, **Danny L. Denson and wife Janice O. Denson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Zahid Gazi, unmarried** 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:

Described land situated in Hermitage, Davidson County, Tennessee, being Lot No. 40 on the Plan of Valley Grove, Section 2, of record in Book 5200, Page 489, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Danny L. Denson and Janice O. Denson by Cash Deed from Jack Kemp, Secretary of Housing and Urban Development dated November 26, 1991 and filed for record in Book 8497, Page 385, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4501 Brooke Valley Dr., Hermitage, TN 37076
(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.

Witness our hands this 29th day of July, 2003.

Davidson County DEEDWARR
Recvd: 10/22/03 09:25 1pgs
Fees:13.00 Taxes:273.43

20031022-0155822

Danny L. Denson

Janice O. Denson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the [illegible] and for the said county and State, the within named Danny L. Denson and Janice O. Denson, the [illegible] with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at [illegible], Tennessee this 29th day of July, 2003.

Commission expires: January [illegible], 2007

HEATHER D. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 27 2007

Heather D. Wells
Heather D. Wells Notary Public