# WARRANTY DEED

FILE BOX 19B
05-05-013-D

State of Tennessee )
County of Davidson )

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st day of May, 2005

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/03/05 13:18 2 pgs
Fees:13.00 Taxes:654.53
20050603-0063443

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**

**Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027**

| ADDRESS FOR NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL-NUMBERS |
|---|---|---|
| M. MOHAMMAD HOSSAIN | BANK OF AMERICA, N.A. | 141-07-0-B |
| (NAME) | (NAME) | |
| 108 Ryan Court | P.O. Box 17404 | 031.00CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | Baltimore, MD 21297-1404 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

**FOR AND CONSIDERATION** of the sum of ten 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, **NICOLE E. BROD AND SHAWN H. GLINTER, WIFE & HUSBAND**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **M. MOHAMMAD HOSSAIN, MARRIED**, hereinafter called the Grantee(s), 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 Lot No. 216 of Somerset Farms Subdivision, Section Two, a Planned Unit Development, of record in Plat Book 7900, page 671, and Surveyor's Certificate of Correction of record in Book 9353, page 237, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

BEING the same property conveyed to NICOLE E. BROD AND SHAWN H. GLINTER, WIFE AND HUSBAND, by Deed from CONTINENTAL DEVELOPMENT AND CONSTRUCTION, INC., of record as Instrument No. 20010404-0032438, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Somerset Farms Subdivision, Section Two, of record in Book 8556, Page 11, in Book 9383, Page 526, in Book 9662, Page 889, in Book 10190, Page128, and in Book 10410, Page 89, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 108 Ryan Court, Nashville, TN, 37221.

(House Number) (Street) (City or Town) (State) (Zip)

**TO HAVE AND TO HOLD** the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF,** our hands, this 31st day of May, 2005.

**NICOLE E. BROD**

**SHAWN H. GLINTER**

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 **NICOLE E. BROD AND SHAWN H. GLINTER, WIFE & HUSBAND**, the bargainor(s), 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 Brentwood, Tennessee, this 31st day of May, 2005.

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 03/31/07

Notary Public