WARRANTY DEED

ANGIE VALENTINI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF SEPTEMBER, 2005.

_____
Notary Public

MY COMMISSION EXPIRES: May 28, 2006. 9-22-07
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mohammad Arshad Javed	Wells Fargo Home Mortgage, Inc.	136-13-20
(NAME) 543 Rural Hill Road	(NAME) P.O. Box 49069	
(ADDRESS) Nashville, Tennessee 37217	(ADDRESS) Springfield, OH 45501-5106	
(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, Bradley H. Morton, unmarried, and Michael J. Kanka, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mohammad Arshad Javed, 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:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Edge-O-Lake Estates, Section 4, of record in Book 3600, Pages 87 & 88, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bradley H. Morton and Michael J. Kanka, by deed of record in Book 7757, Page 720, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Michael J. Kranka by Bradley H. Morton as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 2005 1014-0123980 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 543 Rural Hill Road, 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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Davidson County DEEDWARR
Recvd: 10/14/05 10:28 2 pgs
Fees:13.00 Taxes:536.50

20051014-0123980

SEP-23-2005 12:03 ADVANTAGE TITLE 615 777 2015 P.03

Witness our hands this 23rd day of September, 2005.

Bradley H. Morton

Bradley H. Morton

Michael J Kranka
by Bradley H Morton, atty in fact

Michael J. Kranka

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 Bradley H. Morton with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

On this the 23rd day of September, 2005, before me personally appeared Bradley H. Morton, the person who executed the foregoing instrument on behalf of Michael J. Kranka and who acknowledged that he executed the same as the free act and deed of the said Michael J. Kranka, through Power of Attorney granted he by the said Michael J. Kranka.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of September, 2005.

Commission expires: ~~May 28, 2006~~
5/30/07

Notary Public

KRYSTN T. HEDGE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2007

SEP-23-2005 12:03 ADVANTAGE TITLE 615 777 2015 P.04