WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **Mohd Faraneh** **5009 Rowena Drive** **Hermitage, TN 37076**	SEND TAX BILLS TO: **SAME**	MAP-PARCEL NUMBERS: 076-05-0-070.00

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is acknowledged, I/we

ALEX V. SCOTT and wife, TAHIRAH S. SCOTT

HEREINAFTER called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

MOHD FARANEH

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. 65 on the Plan of Hidden Hill, of record in Book 4860, Page 43, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Alex V. Scott and wife, Tahirah S. Scott, by warranty deed from Gary F. Dillard, unmarried, of record in Instrument No. 20011228-0143286, Register's Office for Davidson County, Tennessee.

Tahirah S. Scott joins in this conveyance to convey any marital interest she may have in the property.

This is improved ☐ property known as **5009 Rowena Drive, Hermitage, TN 37076**

unimproved ☐

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 it does covenant with the said **GRANTEES**, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 3rd day of March, 2006.

Davidson County DEEDWARR
Recvd: 03/22/06 09:47 2 pgs
Fees:13.00 Taxes:555.00

20060322-0032565

Alex V. Scott
ALEX V. SCOTT

Tahirah S. Scott
TAHIRAH S. SCOTT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **Alex V. Scott and Tahirah S. Scott**, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 3rd day of March, 2006.

Susan E. Burks
NOTARY PUBLIC

SUSAN E. BURKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 24, 2009

My Commission Expires: 1-24-09

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 150,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Dana Hawley
AFFIANT

Sworn to and subscribed to before me this 3rd day of March, 2006.

Susan E. Burks
NOTARY PUBLIC

SUSAN E. BURKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 24, 2009

My Commission Expires: 1-24-09