File No. 261000717

WARRANTY DEED

BOX 13
12414



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES: ~~June 22, 2009.~~ 7/25/09
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/06/06 13:30 2 pgs
Fees:13.00 Taxes:534.65

20061106-0137896

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shahzad Majeed	Country wide Home loans	Map 135-00-0 Parcel 330.00
(NAME) 2704 Old Smith Springs Road	(NAME) 780 N. Gallatin Rd.	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Angela D Harden, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shahzad Majeed, unmarried,** HEREINAFTER CALLED THE GRANTEE, his HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in the 2nd Civil District of Davidson County, Tennessee and being more particularly described to-wit:

Beginning at a stake in the middle of the Old Bell Road at the Southwest corner of property owned by Homer Pace; thence following the center of Old Bell Road North 83 degrees, 34 minutes, 21 seconds West 136.23 feet to a stake; thence continuing North 03 degrees, 01 minutes, 38 seconds East 459.58 feet to a stake; thence North 05 degrees, 30 minutes, 32 seconds East 170 feet to a stake; thence North 56 degrees 29 minutes 45 seconds East 310.21 feet to a metal post, a corner of property owned by Earl Cole; thence following Cole's West line, South 03 degrees, 10 minutes, 46 seconds, West 472.89 feet to the Northeast corner of Homer Pace's lot; thence following the North line of the Homer Pace tract, South 87 degrees, 28 minutes, 02 seconds West 119.49 feet to a fence post; thence following Pace's West line South 03 degrees, 06 minutes, 12 seconds West 337.69 feet to the point of beginning, and containing 3.30 acres, more or less, according to a certificate of survey prepared by Everett H. Cowan, dated January 31, 1934.

Being the same property conveyed to Angela D. Harden by Quitclaim Deed dated March 11, 2005 and filed of record in Instrument No. 20050311-0027216, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Angela D. Steele and Gregory :. Harden, by General Warranty Deed dated September 25, 1990 and filed of Record in Book 8212, page 371, Register's Office for Davidson County, Tennessee.

This property is subject to: 2007 property taxes and every year thereafter; Sanitary Sewer and/or Storm Drainage Easement filed of record in Book 10973, page 67, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2704 Old Smith Springs 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 GRANTEE, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 my/our hands this 27th day of October, 2006.

Angela D. Harden

Angela D. Harden

STATE OF TENNESSEE

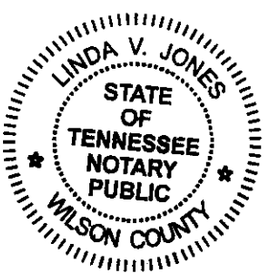
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Angela D Harden, 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 purposes therein contained.

Witness my hand at office this 27th day of October, 2006.

Commission expires: June 22, 2009

Linda V Jones Notary Public



(seal)

File Number: 261000717

RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122