WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF SEPTEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-25-09

(AFFIX SEAL)

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County

BOX 13
137736

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sabri Noman	SABRI K. NOMAN	13413019900
(NAME)	(NAME)	
229 Largo Drive	369 LYNN Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	NASHVILLE TN 37211	
(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, Ralph H. Houston and Betty R. Houston, Trustees, or their successors in trust, under the revocable and Houston Living Trust, dated March 17, 2005, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sabri Noman and Newzad Noman, both 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:

Tract No. 1
LAND in Davidson County, Tennessee, BEING Lot No. 270 on the Plan of Kenilworth Estates, Section 4, of record in Plat Book 3300, Page 34, 35, & 36, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.
Said Lot No. 270 fronts 70 feet on the southerly side of Largo Drive and extends back 140 feet on the easterly line and 131.4 feet on the westerly line to a dead line, measuring 84.7 feet thereon, more or less.

Tract No. 2
LAND in Davidson County, Tennessee, BEING a part of Lot 2, Resubdivision of Kenilworth Estates, Section 4 of record in Plat Book 4470, Page 37, Register's Office for Davidson County, Tennessee.
Beginning with an iron pin located on the southeast corner of Lot No. 270 of the Kenilworth Estates, Section 4, as recorded in Plat Book 3300, Page 36 of the Register's Office of Davidson County, Tennessee; thence S 23 deg. 45' E. 32.86 feet to an iron pin in the northern right-of-way margin of Linbar Drive; thence N85 deg. 43' W 72.72 feet to an iron pin; thence leaving said right-of-way N 67 deg. 25' E. 64.2 feet to the point of beginning, containing 1,055 square feet, more or less.

Being the same property conveyed to Ralph H. Houston and Betty R. Houston, Trustees, or their successors in trust, under the revocable Houston Living Trust, dated March 17, 2005, by deed of record in Instrument Number 20050321-0030226, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 229 Largo Drive, Nashville, TN 37211
(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.

Davidson County DEEDWARR
Recvd: 10/12/07 13:54 2 pgs
Fees:13.00 Taxes:828.80
20071012-0121591

Witness our hands this 27th day of September, 2007.

By: Ralph H Houston Trustee
Ralph H. Houston, Trustee

By: Betty R. Houston, Trustee
Betty R. Houston, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 27th day of September, 2007, before me, personally appeared Ralph H. Houston and Betty R. Houston as trustees of The Revocable Houston Living Trust, dated March 17, 2005, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be they free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 27th day of September, 2007.

Commission expires:

7-25-09

Heidi Jo Clayton
Notary Public

