WARRANTY DEED

Victor Hazelwood Notary Public My Comm. Exp 03/20/2010 State of TENNESSEE Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: 3/30/10
(AFFIX SEAL)

BOX 13 # 14329

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

Davidson County DEEDWARR
Recvd: 06/04/08 10:01 2 pgs
Fees:13.00 Taxes:2775.00

20080604-0057047

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hamid M. Hasan (NAME)	Hamid M. Hasan (NAME)	119-13-127
216 Thompson Ln (ADDRESS)	216 Thompson Ln (ADDRESS)	91-16-152
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville TN 37211 (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, Sylvia H. Dockery, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hamid M. Hasan, 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:

3007 Nolensville Pike
A certain tract or parcel of land situated in Davidson County, Tennessee, and further described as follows:

Tract 1: land in Davidson County, Tennessee, being Lot No. 4 in the property known as College Heights, a plan of which is recorded in Plan Book 332, Page 19, in the Register's Office for said County. Said Lot No. 4 fronts 50 feet on the west side of Nolensville Turnpike and runs back between parallel lines 150 feet to an alley.

Tract 2: Land in Davidson County, Tennessee, being Lot No. 5 on the map of college Heights, of record in Book 332, Page 19, in the Register's Office for said County. Said Lot No. 5 fronts 50 feet on the westerly side of Nolensville Pike and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Joseph R. Dockery and Sylvia H. Dockery, by deed of record in Book 11678, Page 99, Register's Office for Davidson County, Tennessee. The said Joseph R. Dockery having since died.

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

4312 Charlotte Avenue
Being Lot Nos. 221,223 and the westerly 20 feet of Lot No. 219 of Block 18, Plan No. 1, West Nashville, as of record in Book 57, page 74 and 75, Register's Office for said County.

Said Lot Nos. 221, 223 and part of 219 adjoin and front together 75 feet on the northerly side of Charlotte avenue and run back between parallel lines along the easterly margin of 44th Avenue North, formerly Third Street, 150 feet to an alley.

Being the same property conveyed to Joseph R. Dockery and Sylvia H. Dockery, by deed of record in Book 11678, page 802, Register's Office for Davidson County, Tennessee. The said Joseph R. Dockery having since died

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

unimproved ☐

This is improved ☒ property, known as 3007 Nolensville Pike, Nashville, TN 37211
4312 Charlotte Pike, Nashville, TN 37221
(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.

Witness my hand this 30th day of May, 2008.

Sylvia H. Dockery

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 Sylvia H. Dockery 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of May, 2008.

Commission expires:

3/30/10

Notary Public

