(2)

File No. 280700120

WARRANTY DEED

SONYA SULLIVAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires [illegible]

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 07/30/08 09:13 2 pg
Fees:13.00 Taxes:717.80

20080730-0077755

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa P. Wagner	New owner	168-06-0-005.00
(NAME)	(NAME)	
8528 Old Harding Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **WE, Dr. Safdar Muhammad and wife, Lisa G. Huguley**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Melissa P. Wagner and Erik L. Wagner, wife and husband**, 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. 11 on the Plan of Old Harpeth, Section 1, of record in Plat Book 6900, Page 119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Dr. Safdar Muhammad and wife, Lisa G. Huguley by Warranty Deed from Mike Honeycutt and wife, Stephanie S. Honeycutt, of record in Instrument No. 20020326-0036603, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Taxes for the year 2008, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 6900, Page 119, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 6927, Page 68, Book 7112, Page 130, Book 7247, Page 145, Book 7520, Page 675 and in Book 7662, Page 533, 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 **8528 Old Harding Lane, 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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hands this 28th day of July, 2008.

Safdar Muhammad by R. Frank Frey

Dr. Safdar Muhammad
By: R. Frank Frey, Attorney-In-Fact

Lisa G. Huguley by R. Frank Frey

Lisa G. Huguley
By: R. Frank Frey, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **R. Frank Frey**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the attorney in fact of **Dr. Safdar Muhammad** and who being authorized to do so acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 28th day of July, 2008.

Commission expires:

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Ex

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **R. Frank Frey**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the attorney in fact of **Lisa G. Huguley** and who being authorized to do so acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 28th day of July, 2008.

Commission expires:

Notary Public

DAVIDSON COUNTY

My Commission Expires SEPT. 19, 2009

File Number: 280700120
RETURN TO:
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064