Davidson County DEEDWARR
Recvd: 08/26/08 11:54 2 pgs
Fees:13.00 Taxes:421.80

20080826-0087634

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45813

WARRANTY DEED

JANET S. DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,200.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of August, 2008.

Notary Public

MY COMMISSION EXPIRES: 5-8-2012

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ray C. Hotchkiss	SAME	104110F11000C O
800 E. 15th Street, Unit 111		
Plano, TX 75074		

FOR AND IN 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, I/WE,

Sultan M. Siddiqi and wife, Mouzon W. Siddiqi

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ray C. Hotchkiss and wife, Martha C. Hotchkiss

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:

Land in Davidson County, Tennessee, being Unit No. 110 on the Plan of the Cloisters, of record in Book 6317, page 735, which is Exhibit "C" to the Master Deed for The Cloisters Homeowners Association, of record in book 6317, page 688, said Register's Office.

Being the same property conveyed to Sultan M. Siddiqi and wife, Mouzon W. Siddiqi by deed from Thomas James Sterritt, Jr., Executor of the Last Will & Testament of Frances Kessinger Sterritt, thomas James Sterritt, Jr., Ronald David Sterritt and Linda Sterritt Rundle, of record in Instrument Number 20010702-0070140, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 2124 Fairfax Avenue, #110, Nashville, TN 37212

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/our hand(s) this 25th day of August, 2008

Sultan M. Siddiqi

Mouzon W. Siddiqi

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Sultan M. Siddiqi and wife, Mouzon W. Siddiqi, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of August, 2008

Notary Public

My Commission Expires: 7/24/2010

