WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/01/08 11:05 2 pgs
Fees:13.00 Taxes:556.11

20081201-0116264

STATE OF TENNESSEE
COUNTY OF wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25TH DAY OF NOVEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: November 7, 2011

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

MJLT08-1036

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily K. Hogan	F & M Bank	061-02-0-081.00
(NAME)	(NAME)	
701 Joyce Ln	1670 West Main St Ste 160	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Lebanon, TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, Abdul Khaliq Wahidi and wife Shala Wahidi tenants by the entireties, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Emily K. Hogan, a married woman, and Donald G. Hogan, a married man, 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 Lot 2, SECTION 6, RESUBDIVISION OF LOT 259, GRA-MAR ACRES, as shown on plat of record in Plat Book 8250, Page 475, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Jere Mac Taylor to Abdul Khaliq Wahidi and wife, Shala Wahidi, tenants by the entireties as recorded on the 23rd day of April, 2008 in Instrument No. 20080423-0041652 and Warranty Deed from John M. Davis and wife, Linda M. Davis to Jere Mac Taylor and wife, Elsie Ward Taylor as recorded on the 19th day of September, 1995 in Book 9798, Page 477, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved ☒ property, known as 701 Joyce Ln, Nashville, TN 37216 unimproved

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, has 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 pluarl, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 25th day of November, 2008.

Abdul Khaliq Wahidi

Shala Wahidi

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, Abdul Khaliq Wahidi and Shala Wahidi, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 25th day of November, 2008.

Notary Public

My commission expires: _____

NATHALIE WARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
November 7, 2011