WARRANTY DEED 14344

MICHELLE HIGHTOWER
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER GREATER, FOR THIS TRANSFER IS $206,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF NOVEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: ~~June 16, 2012~~ 9-19-2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tarajee Muslim	New Owner	**126-15-0-A 273.00CO**
(NAME)	(NAME)	
8105 Settlers Way		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **David Sears and Catherine R. Searshusaband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tarajee Muslim**, 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 No. **72** on the Plan of **Boone Trace at Biltmore**, Section VII of record in Instrument No. 20011003-0107279, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to **David Sears and Catherine R. Sears, husband and wife** by deed of record in Instrument 20050616-0068822, Register's Office for **Davidson** County, Tennessee.

This instrument is executed on behalf of Catherine R. Sears by David Sears as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20081209011863 in the Register's Office for **Davidson** County, Tennessee.

unimprov ☐

This is improv ☒ property, known as **8105 Settlers Way, 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.

Davidson County DEEDWARR
Recvd: 12/09/08 08:48 2 pgs
Fees:13.00 Taxes:762.20

20081209-0118632

Witness my/our hand(s) this 20th day of November, 2008.

David Sears

Catherine R. Sears by David Sears POA

State of Tennessee

County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named David Sears the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 20 day of November, 2008.

Commission expires: 7/26/2013

Notary Public

MALTIE S. MARAJ
Marion County
My Commission Expires
July 26, 2013

State of ~~Tennessee~~ Indiana

County of ~~Rutherford~~ Marion.

On this 20th day of November, 2008 before me personally appeared David Sears, the person who executed the foregoing instrument on behalf of Catherine R. Sears, and acknowledged that David Sears executed the same as the free act and deed of the said Catherine R. Sears, through Power of Attorney granted David Sears, by the said Catherine R. Sears.

Commission Expires: 7/26/2013

Notary Public

MALTIE S. MARAJ NOTARY SEAL

MALTIE S. MARAJ
Marion County
My Commission Expires
July 26, 2013