WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 5, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF APRIL, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Derek Huggett **Jessica Huggett**	**Pulte Mortgage LLC**	**75-11-138**
(NAME) **2045 Universe Court**	(NAME) **7475 South Joliet Street**	
(ADDRESS) **Nolensville, TN 37135**	(ADDRESS) **Englewood, CO 80112**	
(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, **Rahim Ashari and wife, Latifa Ashari**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Derek Huggett and Jessica Huggett, husband and wife**, 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:

Being Lot No. 60-A of the Zone Lot Division of Lots 49 thru 62, 65, 76, 68, 69, 71, 72, 73, 75, 77 and 79, Rachels Square, Section 2, as of record in Book 6250, page 541, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to Rahim Ashari by deed from Mel Martinez, Secretary of Housing and Urban Development of Washington, D. C. of record in Instrument No. 20030826-0123882, a re-record of Instrument No. 20030728-0105152 and further conveyed to Rahim Ashari and wife, Latifa Ashari by Quitclaim deed from Rahim Ashair of record in Instrument No. 20040109-0004106 Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on the recorded plan, to applicable easements and restrictions of record and Property Taxes for the current year.

unimproved ☐

This is improved ☒ property, known as **810 Rachels View, Hermitage, TN 37076**

(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 our hands this 24 day of April, 2009.

Rahim Ashari

Latifa Ashari

BILL GARRETT, Davidson County
Trans:T20090029294 DEEDWARR
Recvd: 05/04/09 13:53 2 pgs
Fees:13.00 Taxes:318.20

20090504-0040515

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 Rahim Ashari and wife, Latifa Ashari, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24 DAY OF APRIL, 2009.

Commission expires: 7-5-11

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 5, 2011

Notary Public