File No. 290700245

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00

Shana F. Alexander
Affiant

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

Georgette R Kennedy
Notary Public

MY COMMISSION EXPIRES: 9-19-09
(AFFIX SEAL)

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
A. Saeed Fakhruddin	**NEW OWNER**	15916000900
(NAME)	(NAME)	
141 WOODWARD HILLS PLACE	NEW OWNER	
(ADDRESS)	(ADDRESS)	
BRENTWOOD, TN 37027		
(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, Tony Moorby and wife, Teresa L. Moorby, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto A. Saeed Fakhruddin and spouse, Nahida Fakhruddin, 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. 9 on the Plan of Revised Final Plat Woodward Hills, of record in Book 9700, Page 900, and as amended in Book 11766, Page 32, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Tony Moorby and wife, Teresa L. Moorby by deed dated February 8, 2005, filed on February 14, 2005, from National Residential Nominee Services, Inc., of record by Instrument No. 20050214-0016382, Register's Office for Davidson County, Tennessee.

County of Davidson Taxes for the year 2009 and subsequent years, a lien, not yet due and payable. All prior years are paid. Tax Parcel ID No.: 15916000900

Subject to all matters as set forth on the plat of record in Plat Book 9700, Page 900 and amended in Book 11766, Page 32, Register's Office of said County.

Declaration of Covenants, Conditions and Restrictions of record in Book 11643, Page 319, amended in Book 11766, Page 34 and Instrument No. 20000621-00061752, Register's Office of said County.

By-Laws as shown of record in Instrument No. 20000502-0043931, Register's Office for said County.

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 141 Woodward Hills Place, Brentwood, TN 37027
(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.

BILL GARRETT, Davidson County
Trans:T20090051733 DEEDWARR
Recvd: 07/31/09 10:20 2 pgs
Fees:13.00 Taxes:4440.00

20090731-0071663

Witness my/our hands this 24th day of July, 2009.

Tony Moorby

Teresa L. Moorby

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Tony Moorby and wife, Teresa L. Moorby, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 7/24/2009.

Witness my hand at office this 24th day of July, 2009.

Commission expires: 10/10/09

Notary Public

File Number: 290700245

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027

