File No. 290400978

WARRANTY DEED

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF SEPTEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: October 23, 2012.
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20090065205 DEEDWARR
Recvd: 09/24/09 10:24 2 pgs
Fees:13.00 Taxes:1849.63
20090924-0088820

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shahana Huda	Shahana Huda	087100A01800CO
(NAME) 125 Aarons Cress Blvd.	(NAME) 125 Aarons Cress Blvd.	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(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, **New South Federal Savings Bank**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Shahana Huda and husband, Syed N. Huda**, 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 all of Lot No. 118, on the Final Plat of Aarons Cress Phase 1A, of record in Instrument No. 20061219-0156396, 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 NEW SOUTH FEDERAL SAVINGS BANK by Trustee's Deed from BROOKS R. SMITH AS TRUSTEE of record in Instrument No. 20090213-0012841 on 02/11/2009 and filed for record on 02/13/2009, Register's Office for DAVIDSON County, Tennessee.

This conveyance is subject to:

All matters as set forth per Instrument No. 20061219-0156396, Register's Office for DAVIDSON County, Tennessee. Restrictions of record in Instrument No. 20060131-0012116, Register's Office for DAVIDSON County, Tennessee. Storm water Detention Agreement Easement of record in Instrument No. 20060517-0058051, Register's Office for DAVIDSON County, Tennessee. Charter of Homeowner's Association as shown of record in Instrument No. 20060131-0012115, Register's Office for Davidson County, Tennessee.

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 125 Aarons Cress Blvd., 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 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.

Witness our hands this 22nd day of September, 2009.

New South Federal Savings Bank

By: _____

Wade Parker, Vice President

STATE OF Alabama

COUNTY OF Jefferson

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Wade Parker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of New South Federal Savings Bank, the within named bargainor, a corporation, and that he as such Vice President, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand at office this 22nd day of September, 2009.

Commission expires:

Jessica L. Brown

Notary Public

MY COMMISSION EXPIRES MARCH 4, 2012

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RETURN TO:

Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

