WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100020731 DEEDWARR
Recvd: 04/08/10 10:31 2 pgs
Fees:13.00 Taxes:3145.00
20100408-0026554

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MARCH, 2010.

Notary Public

MY COMMISSION EXPIRES: 1-21-2013.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hamid M. Hasan and Akram M. Hasan	New Owner	119-09-058
(NAME)	(NAME)	and 119-9-60
305 Higgin St.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, Rita M. Hernandez, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hamid M. Hasan and Akram M. Hasan, as joint tenants with the right of survivorship, 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:

Lot No. 5,6,7on the Revised and Corrected Plan of Thompson and Rings Subdivision of Edenwold Park, as of record in Book 332, page 29, Register's Office for said County.

EACH SAID Lot No. 5,6,7, fronts 50 feet on the westerly side of Nolensville Pike and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Rita M. Hernandez, unmarried, by deed of record in Instrument No. 20070223-0022756, 20070223-0022757, and 20070223-0022758, Register's Office for Davidson County, Tennessee.

And

Lot No. 8 in Block "A" on the Revised and Corrected Plan of Thompson and Rings Subdivision of Edenwold Park, as of record in Book 332, page 29, Register's Office for said County.

SAID Lot No. 8, fronts 50 feet on the westerly side of Nolensville Pike and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Rita M. Hernandez, unmarried, by deed of record in Instrument No. 20070223-0022759, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 2713-2717 Nolensville Road, Nashville, TN 37211

(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 my hand this 23rd day of March, 2010.

Rita M. Hernandez

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 Rita M. Hernandez with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of March, 2010.

Commission expires: 1-21-2013

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public