WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100053787 DEEDWARR
Recvd: 08/30/10 09:49 2 pgs
Fees:13.00 Taxes:340.40

20100830-0068372

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF AUGUST, 2010.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Bihzhar Kokoy	Same as new owner	147-4-63
(NAME)	(NAME)	
275 Wallace Road		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 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, Mohammed A. Kokoy, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bihzhar Kokoy and Kanar Kokoy, as joint tenants with 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:

Land in Davidson County, Tennessee, being Lot No. 114 on the Plan of Hilbrook Section III, as of record in Book 3300, page 84, Register's Office for Davidson County, Tennessee and described as follows:

Beginning on the south margin of Wallace Road, at the corner of lots 114 and 115; thence east with the road, 63 feet to a monument; thence around a curve in the southeasterly direction 39.3 feet to a monument in the west margin of Faulkner Drive; thence with said Drive, south 114.6 feet to the corner of Lots 113 and 114; thence west along the line of these lots 88 feet to the rear corner of Lots 114 and 115; thence north with the line of these lots 139.76 feet to the beginning.

Being the same property conveyed to Mohammed A. Kokoy, by deed from Regional Properties, Inc., of record as Instrument No. 20020918-0113910, said Register's Office.

This conveyance is subject to: 2010 property taxes which are a lien, but not yet due and payable; all matters appearing on the Plan of Hillbrook Section III, of record in Book 3300, page 84, said Register's Office; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 275 Wallace Road, Nashville, Tennessee 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 our hands this 25th day of August, 2010.

Mohammed A. Kokoy

8/26/2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Office, this 26th day of August 2010

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5/20/14