WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF SEPTEMBER, 20 10.

Notary Public

MY COMMISSION EXPIRES: 8/16/14
(AFFIX SEAL)

Vanessa E. Allen
NOTARY PUBLIC
STATE OF TENNESSEE
Rutherford County

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adeeb D. Matloob Hrmz	Guaranty Trust Company	102-07-029
(NAME)	(NAME)	
6589 Cabot Drive	316 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Murfreesboro, TN 37129	
(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, L.H. Rushing, Trustee of the Rosetree Trust, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Adeeb D. Matloob Hrmz, married, 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. 139 on the Plan of Charlotte Park, Section 26, as of record in Book 3700, page 4, Register's Office for said County.

Said lot fronts 85 feet on the easterly side of Cabot Drive, and extends back between parallel lines, 148.94 feet to the right of way of Interstate Highway.

Being the same property conveyed to Rosetree Trust, by Final Decree Confirming Sale of record in Instrument No. 20081210-0119243, Register's Office for Davidson County, Tennessee. Motion to quiet title filed of record in Instrument No. 20100804-0061254, said Register's Office. See attached Certification of Trust.

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

unimproved ☐

This is improved ☒ property, known as 6589 Cabot Drive, Nashville, TN 37209
(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.

BILL GARRETT, Davidson County
Trans:T20100063668 DEEDWARR
Recvd: 10/07/10 11:20 2 pgs
Fees:13.00 Taxes:529.10
20101007-0080462

Witness my hand this 20th day of September, 2010.

L.H. Rushing, Trustee of the Rosetree Trust

By: _____
L.H. Rushing, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared L.H. Rushing 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 Trustee of Rosetree Trust and that he as such Trustee executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 20th day of September, 2010.

Commission expires: 3/3/14

_____
Notary Public

Victor Hazelwood
Notary Public
State of Tennessee
My Comm. Exp. 4/10/2012
Davidson County