Box 13
#16011

BILL GARRETT, Davidson County
Trans:T20100077304 DEEDWARR
Recvd: 12/08/10 11:10 2 pgs
Fees:13.00 Taxes:641.95
20101208-0097652

WARRANTY DEED

LaTrece McAdoo State of Tennessee Notary Public My Comm. Exp. 3/3/2014 Davidson County

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **22nd** day of **October, 2010**

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 450 St. Andrews Drive, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karwan O Zubair	Fifth Third Mortgage	172-08-B 95.00 CO
(NAME)	(NAME)	
1540 Celebration Way	5001 Kingsley Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Cincinnati, OH 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Daniel Bertotti, an unmarried man,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Karwan O Zubair, 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:

Land in Davidson County, Tennessee, being Lot 95, BRIDLE DOWNS, PHASE ONE, REVISED as shown on plat of record in Plat Book 6900, Pages 701-703, corrected in Plat Book 8169, Page 240, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Daniel Bertotti, an unmarried man by Warranty Deed from Mark P. Miller and wife, Carolyn C. Miller, recorded on the 30th day of June, 1998 in Book 10999, Page 644, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1540 Celebration Way, Nashville, TN 37211

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, has 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 **22nd** day of **October, 2010**

Daniel Bertotti

Daniel Bertotti

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Daniel Bertotti**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **22nd** day of **October, 2010**

Notary Public

My commission expires: 9/8/13

