WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110001033 DEEDWARR
Recvd: 01/05/11 11:09 2 pgs
Fees:13.00 Taxes:1295.00
20110105-0001405

G-SD-10-3711

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

Subscribed and sworn to before me, this 3rd DAY OF January, 2011.

Notary Public

MY COMMISSION EXPIRES: 03/10/2013

(AFFIX SEAL)

ERIN J. CONNELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mohammad Yosuf	NEW OWNER	
	(NAME)	
3711 Nolensville Pike		133060245.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we HAMIDULLAH DURANI, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MOHAMMAD YOSUF , MARRIED AND NAZIR KAKAR, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LOT 2, SECTION ONE, JOHN OZIER SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4060, PAGE 60, 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 HAMIDULLAH DURANI BY DEED FROM SUNTRUST BANK, TRUSTEE IT'S VICE PRESIDENT, RECORDED NOVEMBER 23, 2004 IN INSTRUMENT NO. 20041123-0140555, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 4060, PAGE 60; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 3707, PAGE 322 AND BOOK 4006, PAGE 133; EASEMENT FOR SANITARY SEWER OF RECORD IN BOOK 4026, PAGE 579; AND LEASE OF RECORD IN BOOK 4243, PAGE 709, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

GRANTOR'S SPOUSE DOES NOT JOIN IN THIS CONVEYANCE DUE TO THE PROPERTY NEVER HAVING BEEN THEIR PRIMARY NOR MARITAL RESIDENCE.

unimproved ( )
This is improved (X) property, known as 3711 Nolensville Pike, 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 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 my/our hand(s) this 3rd day of January, 2011.

Hamidullah Durani

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Hamidullah Durani, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of January, 2011.

Notary Public

My Commission Expires: 10-16-14

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903