BILL GARRETT, Davidson County
Trans:T20110025631 DEEDWARR
Recvd: 05/02/11 10:53 2 pgs
Fees:13.00 Taxes:305.25
20110502-0033277

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Syed N. Huda
4355 Central Valley Drive
Hermitage, TN 37076

MORTGAGEE
Suntrust Mortgage, Inc.
401 Commerce St., Ste. 6100
Nashville, TN 37219

SEND TAX BILLS
New Owner

MAP-PARCEL:
MAP 087-13-0
PARCEL 029.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) 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, **Raymond E. Davis, Jr., and Mary J. Simmons, Co-Executors of the Estate of JoAnn Davis,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Syed N. Huda and wife, Shahana Huda,** 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. 41 on the plan of Central Valley Forest, of record in Book 5800, Pages 71 and 72, Register's Office for Davidson County, Tennessee.

Said Lot No. 41 fronts 66.67 feet on the northerly margin of Central Valley Drive and extends back 120.0 feet on the easterly line and 120.0 feet on the westerly line to a broken line in the rear measuring 66.67 feet thereon.

Being the same property conveyed to Raymond E. Davis, Sr. and wife, JoAnn Davis by Warranty Deed from Janet C. Pierce, unmarried, dated August 13, 2004 and filed of record in Instrument No. 20040818-0099841, Register's Office for Davidson County, Tennessee. The said Raymond E. Davis, Sr. died on April 9, 2010 leaving the said JoAnn Davis as the surviving tenant by the entirety. The said JoAnn Davis died on August 24, 2010 and the property is conveyed by the Co-Executors pursuant to the terms of her Last Will and Testament and Probate Court Order as of record in Case No. 10P230, in the Probate Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 5903, Page 656 and in Book 5903, Page 660; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 5800, Page 71 and 72, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **4355 Central Valley Drive Hermitage, TN 37076.**

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 29th day of April, 2011.

Raymond E Davis Jr Co Executor
Raymond E. Davis, Jr., Co-Executor

Mary J Simmons Co. Executor
Mary J. Simmons, Co-Executor

STATE OF Tennessee
COUNTY OF Davidson

Before me, he undersigned, a Notary Public of the State and County aforesaid, personally appeared Raymond E. Davis, Jr. and Mary J. Simmons, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Co-Executors of the Estate of JoAnn Davis and that they as such Co-Executors executed the foregoing Warranty Deed for the purposes therein contained.

Witness my hand and official seal this 29th day of April, 2011.

NOTARY PUBLIC

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 7/24/11

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $82,500.00.

AFFIANT

Subscribed and sworn to before me this 29th day of April, 2011.

NOTARY PUBLIC

DAVID R.A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-21-2013

My Commission Expires: