WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110060819 DEEDWARR
Recvd: 09/30/11 09:38 2 pgs
Fees:13.00 Taxes:453.25
20110930-0075753

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 122,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of September, 2011

Notary Public:

MY COMMISSION EXPIRES: 9/3/2012 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC ELAINE PHILLIPS COUNTY OF DAVIDSON My Comm. Expires September 3, 2012

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37211

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBER
Karwan A. Hasan	SUNTRUST MORTGAGE INC.	Parcel ID:
384 Melpar Dr.	1001 SEMMES AVE. RVW 3068	14716008200
Nashville, TN 37211	RICHMOND, VA 23224	

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, we

Randal L. Reed and wife, Carrie Moore-Reed

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Karwan A. Hasan and wife, Rejin S. Kucher

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. 363, on the Plan of Fairlane Park, Section III, of record in Plat Book 2331, Pages 145 and 146, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Randal L. Reed by deed from Clifton G. Reed and Nelda J. Reed, husband and wife, of record in Instrument 20011217-0138921, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2598, Page 491, amended in Book 2702, Page 49, Register's Office for said County.

This conveyance is made subject to: (1) 2011 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2331, Pages 145 and 146, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 384 Melpar Dr., 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, 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 September, 2011.

Randal L. Reed

Carrie Moore-Reed

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Randal L. Reed and Carrie Moore-Reed, 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 at Nashville, Tennessee, this 29th day of September, 2011.

My Commission Expires: 11/7/12

Notary Public

