BILL GARRETT, Davidson County
Trans:T20120067154 DEEDWARR
Recvd: 09/07/12 09:31 2 pgs
Fees:13.00 Taxes:962.00

20120907-0081067

WARRANTY DEED

File No.: ALW-12-3162

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF SEPTEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

AMANDA VAUGHN
State of Tennessee
Notary Public
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rafaat N. Kureshi and Terri A. Kureshi	New Owner	104-2-Y-105.00 CO
(NAME) 3162 Parthenon Avenue	(NAME)	
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **SUSAN L. PUCKETT, UNMARRIED**, herein after called the Grantor, have bargained and sold, and by these presents do transfer and convey unto, **RAFAAT N. KURESHI AND WIFE, TERRI A. KURESHI**, 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:

A condominium apartment in Davidson County, Tennessee, being Unit No. 105 of The Courts at Parthenon, a condominium, established by Master Deed of record in Instrument Number 20041201-0144194, in the Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended; said Unit No. 105 also being part of the same property shown on Exhibit "E" to the By-Laws of The Courts at Parthenon Owner's Association, Inc., of record in Instrument Number 20041203-0144195, said Register's Office.

Being the same property conveyed to Susan L. Puckett by Warranty Deed from Parthenon Partners, LLC, a Tennessee limited liability company, dated October 20, 2005, of record in Instrument Number 20051027-0129780, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3162 Parthenon Avenue #105, Nashville, TN 37203
(House Number) (Street) (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 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 hand this 5th day of September, 2012.

Susan L. Puckett

Susan L. Puckett

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Susan L. Puckett, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of September, 2012.

Amanda Vaughn

Notary Public
My Commission Expires: 01/07/2013

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171