WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MARCH, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/30/16
(AFFIX SEAL)

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-13419

BILL GARRETT, Davidson County
Trans:T20130020536 DEEDWARR
Recvd: 03/13/13 14:05 2 pgs
Fees:13.00 Taxes:294.15
20130313-0025058

THIS INSTRUMENT WAS PREPARED BY
arranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Fred Scott	New Owner	04316000100
(NAME)	(NAME)	
121 Rio Vista Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20130237

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **WE, HOZAN BARWARI, MARRIED AND SHWAN GHAFOOR, MARRIED**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **MICHAEL FRED SCOTT, AN UNMARRIED MAN**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING part of Lot 10 on the subdivision of Part of Tract Nos. 6, 7 and 8 of the Anderson Estates, a plan of which is of record in Book 1835, page 121, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 100 feet on the Westerly side of Rio Vista Drive and runs back between parallel lines 400 feet to a dead line.

EXCLUDING, however, the following described property condemned by the State of Tennessee, as of record in Book 4151, page 592, Register's Office for said County, to-wit:

BEGINNING at a point in G.W. Harger's Southwesterly corner, said point being along on a common boundary line with the Northwesterly corner of J.W. Anderson's property; thence running North 2° 00' East 27 feet, more or less, along Harger's Westerly boundary line to a point; thence running Southeasterly 150 feet, more or less, to a point on Harger's southerly boundary line, thence running westerly 148 feet, more or less, along Harger's Southerly boundary line back to the point of beginning, containing 2,200 square feet, more or less.

BEING all of the same property conveyed to Hozan Barwari, married and Shwan Ghafoor, married by Cash Deed from Shaun Donovan, The Secretary of HUD, dated September 27, 2011 and filed of record in Instrument 20110929-0075392, Register's Office for Davidson County, Tennessee.

Hozan Hussain, spouse of Hozan Barwari, and Azhar Abdulsattar, spouse of Shwan Ghafoor, did not join in this conveyance as they never resided at this property.

RESTRICTIONS:
This conveyance is made subject to restrictions appearing of record in Book 2083, page 41, Register's Office for said County, and to all matters set out on the aforesaid subdivision plat.

unimproved ☐

This is improved ☒ property, known as 121 Rio Vista Drive, Madison, TN 37115

(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, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 8th day of March, 2013.

Hozan Barwari

Shwan Ghafoor

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Hozan Barwari and Shwan Ghafoor, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of March, 2013.

Commission expires: 2-3-2015

Notary Public

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY