WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130029045 DEEDWARR
Recvd: 04/10/13 09:07 2 pgs
Fees:13.00 Taxes:425.50

20130410-0035312

MYRA MILLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of March, 2013

Notary Public

MY COMMISSION EXPIRES: 11-23-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Drive, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lutf U. Rehman	Lutf U. Rehman	183/147
(NAME)	(NAME)	
1105 Rolling Creek Drive	1105 Rolling Creek Drive	
(ADDRESS)	(ADDRESS)	
Brentwood , TN 37027	Brentwood , TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Helen R Thomas, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lutf U. Rehman, married**, 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:

TRACT 1:
Land being situated in the Fifth Civil District of Davidson County, Tennessee, being property surveyed by Charles "Chuck" Hyder, R.L. S., dated 12/30/85, File No. 0037, Disc 1, being Lot No. 2 on said survey described as follows:

Beginning at an iron pin in the western margin of Twin Oaks Dr.; pin being 857.94 feet from the intersection of Old Hickory Blvd. and Twin Oaks; thence with Twin Oaks Dr. south 02 deg. 30' 25" west 349.65 feet to an iron pin corner, to Lot No. 3; thence with Lot No. 3 north 87 deg. 29' 35" west 652.21 feet to an iron pin corner to Lots 3 and 8; thence with Lot No. 8 north 12 deg. 01' 12" east 354.53 feet to an iron pin corner to Lots 8 and 1; thence with Lot No. 1 south 87 deg. 29' 35" east 593.61 feet to the point of beginning, containing 5 acres as surveyed by Charles "Chuck" Ryder dated 12/30/85.

Being the same property conveyed to George E. Thomas and wife, Helen R. Thomas by deed from Gregory S. Garriott and wife, Michele L. Garriott dated July 25, 1986 of record in Book 6931, page 53, Register's Office of Davidson County, Tennessee. The said George E. Thomas, Sr., having since died on 09/18/2011, the property is now vested in Helen R. Thomas as the surviving tenant by the entirety.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☒
This is improved ☐ property, known as 0 Old Hickory Boulevard, 0 Twin Oaks Lane, Antioch, TN 37013

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, has 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 **27th** day of **March, 2013**

Helen R. Thomas

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Helen R. Thomas.**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **27th** day of **March, 2013**

Notary Public

My commission expires: 8/29/2014

SUSAN L. HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY