WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130029045 DEEDWARR
Recvd: 04/10/13 09:07 2 pgs
Fees:13.00 Taxes:425.50
20130410-0035313

MYRA MILLER NOTARY PUBLIC STATE OF TENNESSEE 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	183/141
(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 and George E. Thomas, Jr.**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lutf U. Rehman, an unmarried person**, 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 2:
Land in the 5th Civil District of Davidson County, Tennessee, being property surveyed to Charles "Chuck" Hyder, R.L.S., dated 12/30/85, File No. 0037, Disc 1, being Lot No. 1 on said survey, described as follows:

BEGINNING at an iron pin at the southeastern corner of the intersection of Old Hickory Boulevard and Twin Oaks Drive; thence with the western edge of Twin Oaks Drive, seven calls, S72 deg. 07' 29" E, 29.92 feet to an iron pin; thence with same along the arc of a curve 105.34 feet to a point, having a chord bearing and distance of S79 deg. 07' 03" E, 105.34 feet; thence with same S86 deg. 06' 43" E, 164.22 feet to a point; thence with same, an arc of a curve 160.43 feet to a point; this curve having a chord bearing and distance of south 70 deg. 37' 58" E, 158.19 feet; thence with the same S52 deg. 56' 28" E, 66.23 feet to a point; thence with the same, an arc of a curve 223.60 feet to an iron pin, this curve having a chord bearing and distance of S22 deg. 6' 45" E, 208.07 feet; thence with the same S02 deg. 30' 25" W, 108.20 feet to an iron pin, corner to Lot No. 2; thence with Lot No. 2 now leaving said road N87 deg. 29' 35" W, 593.61 feet to an iron pin corner to Lot 8; thence with Lot No. 8, N59 deg. 57' 47" W, 105.54 feet to an iron pin set in the margin of Old Hickory Boulevard; thence with Old Hickory Boulevard, an arc of a curve 243.65 feet to a point, this curve having a chord bearing and distance of N29 deg. 33' 46" E, 236.17 feet; thence with the same N01 deg. 16' 13" W, 84.01 feet to a point; thence with the same, N01 deg. 29' 26" W, 65.26 feet to the point of beginning, containing 5 acres.

Included in the above description but expressly excluded from this conveyance is that property conveyed to Metropolitan Government of Nashville/Davidson County, Tennessee, of record in Book 7828, page 379, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNG at the point of intersection of the north boundary of the George E. Thomas and wife property and the north boundary of the Carolyn E. Jennings property; thence N58 deg. 52' 47" W, 113 feet, more or less, to a point in a curve (to the left) in the existing south margin of Old Hickory Boulevard; thence continuing with

said curve to a point in the proposed east margin of relocated Burkett Road and Old Hickory Boulevard; said point being 60 feet; more or less, right of centerline station 275+50, more or less; thence with said proposed east margin of relocated Burkett Road, S3 deg. 52' 51" W, 216.66 feet to the point of beginning and containing 0.172 acres.

Being the same property conveyed to George E. Thomas and wife, Helen R. Thomas and George E. Thomas, Jr. as joint tenants with right of survivorship by deed from John M. Johnson and wife, Robbin R. Johnson, dated May 22, 1993 of record in Book 8264, page 130, Register's Office of Davidson County, Tennessee. The said George E. Thomas, Sr., having since died on 9/18/11, the property is now vested in Helen R. Thomas and George E. Thomas, Jr., as the surviving tenants with rights of survivorship

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

George E. Thomas, Jr.

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, **Helen R. Thomas and George E. Thomas, Jr.**, 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**

SUSAN L. HEINRICH
Notary Public
OF
TENNESSEE
NOTARY
PUBLIC
WILLIAMSON COUNTY

My commission expires: 8-29-2014