# WARRANTY DEED

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Aisha Hall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2013.

Paige B. Mayercik
Notary Public

MY COMMISSION EXPIRES: 11-22-2014
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kawa A. Haji | Same as new owner | 147-01-0 146.00 |
| (NAME) | (NAME) | |
| 655 Harding Place | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, James Barret, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kawa A. Haji, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 470, on the Plan of Caldwell Hall, Section Six, of record in Plat Book 2900, page 148, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Included in this description but expressly excluded from this conveyance is a conveyance to Metro Government as described in Instrument No. _____.

Being the same property conveyed to James Barret, by deed of record in Instrument No. 20121108-0103322, Register's Office for Davidson County, Tennessee. Being further conveyed to James Barret in Insrument No. 20121108-0103324.

This conveyance is subject to any and all existing restrictions and easements of record.
This conveyance is made subject to an anticipated conveyance to Metro Government of a portion of the above described legal for a public use purpose.

unimproved ☒

This is improved ☐ property, known as 655 Harding Place, Nashville, TN 37211
(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 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.

BILL GARRETT, Davidson County
Trans:T20130056693 DEEDWARR
Recvd: 07/03/13 10:56 2 pgs
Fees:13.00 Taxes:647.50
20130703-0068825

Witness my hand this 28th day of June, 2013.

James Barret

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Franklin, Tennessee this. 28th day of June 2013

Commission expires:

Notary Public

LaTreca McAdoo
State of Tennessee
Notary Public
My Comm. Exp. 3/27/14
Davidson County