BILL GARRETT, Davidson County
Trans:T20130096764 DEEDWARR
Recvd: 11/13/13 13:25 2 pgs
Fees:13.00 Taxes:832.50
20131113-0117339

**THIS INSTRUMENT PREPARED BY:**
Residential & Commercial Title Services, LLC
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203
R13-1686

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Mohammad Anwar<br>Marijhan Anwar<br>5549 Oak Chase Drive<br>Antioch, TN 37013 | New Owner | 173-04-0A-361.00CO |

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $225,000.00

Affiant

Subscribed and sworn to before me, this the 12th day of November, 2013.

Notary Public

My Commission Expires:
(Affix Seal)

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Abdul Wahidi and wife, Marzia Wahidi, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Mohammad Anwar and wife, Marijhan Anwar ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Lot No. 330 on the Plan of Final Plat, Section Four, Oak Highlands, a Planned United Development, of record in Instrument No. 20041028-0010661, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Abdul Wahidi and wife, Marzia Wahidi, by Warranty Deed from Musa Samadi f/k/a Musa Khaja, an unmarried person, dated November 13, 2009, of record in Instrument No. 20100217-0012167, Register's Office for Davidson County, Tennessee.

This is improved property located at: **5549 Oak Chase Drive, Antioch, TN 37013**

This conveyance is made subject to (1) Property taxes for the year 2014, a lien not yet due and payable. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to al genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **12th** day of **November, 2013.**

**GRANTOR(S)**

Abdul Wahidi

Marzia Wahidi

**STATE OF TENNESSEE**

**COUNTY OF DAVIDSON**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Abdul Wahidi and Marzia Wahidi** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as their free Act and Deed.

Witness my hand and official seal on this the **12th** day of **November, 2013.**

Notary Public

My Commission Expires:

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017