RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20130100544 DEEDWARR
Recvd: 11/27/13 13:54 2 pgs
Fees:13.00 Taxes:1184.00
20131127-0121875

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF November, 2013.

Notary Public

MY COMMISSION EXPIRES: 8.21.17
(AFFIX SEAL)

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

G-RA-13-704

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary V. Ayers	**NEW OWNER** (NAME)	
704 Dorshire Lane (ADDRESS)	(ADDRESS)	
Nashville, TN 37221-3627 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	142160A07100CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ABU T. MOHYUDDIN AND WIFE, SHAUKAT A MOHYUDDIN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARY V. AYERS AND REBECCA MAGINN, BOTH UNMARRIED AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 71 ON THE PLAT OF PHASE TWO OF DEVON PARK, A PLANNED UNIT DEVELOPMENT, OF RECORD IN PLAT BOOK 6250, PAGE 432 (ERRONEOUSLY CITED AS PLAT BOOK 6250, PAGE 71 IN PRIOR DEED), REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO ABU T. MOHYUDDIN AND WIFE, SHAUKAT A. MOHYUDDIN BY DEED FROM TOM M. DAVIS AND WIFE, SHELBY E. DAVIS, DATED 02/18/2002 AND FILED FOR RECORD ON 02/21/2002 IN INSTRUMENT 200202210022225, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 6250, PAGE 432; BOOK 6176, PAGE 7, AS AMENDED OF RECORD IN BOOK 6541, PAGE 542 AND IN BOOK 6967, PAGE 156; BOOK 8276, PAGE 53; BOOK 6145, PAGE 252; BOOK 8809, PAGE 232; BOOK 7372, PAGE 862, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 704 Dorshire Lane, Nashville, Tennessee 37221-3627
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 my/our hand(s) this 26th day of November, 2013.

Abu T. Mohyuddin

Abu T. Mohyuddin

Shaukat A Mohyuddin

Shaukat A Mohyuddin

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ABU T. MOHYUDDIN AND SHAUKAT A MOHYUDDIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of November, 2013.

Notary Public
My Commission Expires: 5-2014
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903