WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/27/14 12:13 3 pgs
Fees:18.00 Taxes:419.95
20140327-0025319

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $113,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 25TH DAY OF MARCH, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES

ROBYN DUBRAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-6776P GRAY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Tony Gray and Shirley Gray	US Bank, National Association	148-13-0-199.00
4930 Packard Drive	P.O. Box 7298	
Nashville, TN 37211	Springfield, OH 45501	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

VIYAN AZIZ AND HUSBAND HAWAR M HASAN* AND JIYAR AZIZ

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

TONY A. GRAY AND SHIRLEY D. GRAY, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 4930 Packard Drive, Nashville, TN 37211

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/or 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/or 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 hand on the 25th day of March, 2014.

Viyan Aziz

Jiyar Aziz

Hawar M Hasan

Hawar M. Hasan

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, VIYAN AZIZ AND HUSBAND HAWAR M. HASAN AND JIYAR AZIZ, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 25th day of March, 2014.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 97, SECTION 3, LOCUSTWOOD, as shown on plat of record in Plat Book 2663, Page 29, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Viyan Aziz and Jiyar Aziz, Joint Tenants by Cash Deed for Tennessee from Secretary of Housing and Urban Development, of Washington D.C., recorded on the 9th day of December, 2008 in Instrument No. 20081209-0118900, in the Register's Office of Davison County, Tennessee.

*Hawar M. Hasan, husband of Vivan Aziz joins in this conveyance to convey any and all interest and martial rights he may have in said property.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 3, LOCUSTWOOD, as recorded in Plat Book 2663, Page(s) 29, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2696, Page 61 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Generic Agreement for Dedication of Easement for Sanitary and/or Storm Drainage, Water Mains and Appurtenances as set forth in instrument recorded in Book 6280, Page 221.

True Copy Certification

I, Pamela Jo Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Connie Taylor, a notary public for this county and state, Pamela Jo Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/21/2015

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER