Davidson County	DEEDWARR
Recvd: 07/25/14 07:53	2 pgs
Fees:13.00 Taxes:495.80	
20140725-0066071	

WARRANTY DEED

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
QUARRY OF DAVIDSON, TENN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$134,000.00.**

Affiant

Subscribed and sworn to before me this 18th day of July, 2014

Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Charles Hunter	New Owner	162-02-0-136.00
4030 Darlene Drive		
Antioch, TN 370143	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Azizuddin Sayed**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Charles Hunter and Jenna Hunter husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee: *W. **III

Being Lot No. 141 on the Plan of Colewood Acres, Section 2, of record in Plat Book 3700, Page 135, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 141 fronts 78 feet on the northeasterly margin of Darlene Drive and extends back between lines, 187.9 feet on the northwesterly line and 174.8 feet on the southeasterly line to a dead line in the rear, measuring 96.9 feet thereon.

Being the same property conveyed to AZIZUDDIN SAYED from CHARLES L. SMITH by Deed on February 14, 2012, of record in Instrument Number 20120221-0014877, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2014 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 3700, Page 135, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4158, Page 42, as amended in Book 4178, Page 738, Register's Office for Davidson County, Tennessee.
- Azizuddin Sayed has never resided in this property has his residence, marital or otherwise.

This is improved property known as: **4030 Darlene Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 18, 2014.

Azizuddin Sayed

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Azizuddin Sayed** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 18, 2014

My commission expires 11-6-17

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 18, 2017