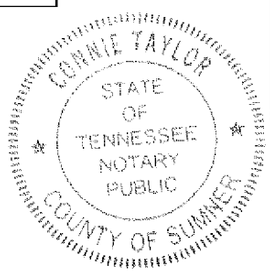
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/07/14 15:39 3 pgs
Fees:18.00 Taxes:656.75
20140807-0071366



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$177,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: . 9/21/2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan H. Simmons	New Owner	**Map 161-3**
(NAME)	(NAME)	
5053 N. Hilson Drive		**Parcel 136**
(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, **ARAZ W. KHALID, married** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RYAN H. SIMMONS, 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:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of McMurray Park, of record in Book 5050, page 89, Register's Office for said County.

Said Lot No. 17 fronts 120.20 feet on the southwesterly margin of North Hilson Drive and extends back 162.62 feet on the northwesterly line and 225.88 feet on the southerly line to a dead line in the rear, measuring 34.29 feet thereon.

BEING the same property conveyed to Araz W. Khalid, married, by Warranty Deed from Chasity Rolfe and Brandon Rolfe, dated May 30, 2006, filed of record in Instrument No. 20060615-0071414, Register's Office for Davidson County, Tennessee.

This property was not a homestead property for the seller.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2014 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 5050, page 89, said Register's Office; and (c) Restrictive covenants contained in Book 5185, page 137, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **5053 N. Hilson Drive, 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.

Witness my hand this 1st day of August, 2014.

Araz W. Khalid,
by Robert L Scruggs, Atty in Fact

Araz W. Khalid
By: Robert L. Scruggs, Attorney in Fact

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this **4th day of August, 2014**, before me personally appeared, **Robert L. Scruggs**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Araz W. Khalid** and acknowledged that he executed the same as his free act and deed on behalf of **Araz W. Khalid.**

Witness my hand and official seal at Nashville, Tennessee this 1st day of August, 2014.

Commission expires: 5-2-2016

Angela K. Robertson
Notary Public

Angela K. Robertson
State of Tennessee Notary Public
Williamson County

True Copy Certification

I, Daniel Heard, 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 herewith 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, Daniel Heard 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

Notary Seal

