mail to:
Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140061190 DEEDWARR
Recvd: 08/19/14 11:40 2 pgs
Fees:13.00 Taxes:832.50
20140819-0075190

Y-KW-14-812

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 14th DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Dec 20, 2015

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ahmed I. Feroze and Shireen Sultana	**Primary Residential Mortgage**	
(NAME)	(NAME)	
812 Cold Creek Trail	**1480 North 2200 West**	**172-12-0A-023.00 CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Salt Lake City, UT 84116**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we **KENNETH L. RUSSELL AND WIFE, ANNETTE Y. RUSSELL,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **AHMED I. FEROZE AND SHIREEN SULTANA, AS JOINT TENANTS,** 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 34, SECTION 1, BRADFORD HILLS, as shown on plat of record in Plat Book 7900, Pages 110, 111 and 112, 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 Kenneth L. Russell and wife, Annette Y. Russell by Deed from Claridge Builders, Inc., recorded on the 1st day of March, 1991 in Deed Book 8301, Page 715, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2014.
- Plat of SECTION 1, BRADFORD HILLS, as recorded in Plat Book 7900, Page(s) 110, 111 and 112 and Boundary Plat recorded in Plat Book 7900, Page 6.
- Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 8069, Page 170.
- Terms and provisions of by-Laws recorded in Book 8071, Page 531.
- Charter of Bradford Hills Homeowners Association, Inc. recorded in Book 8071, Page 520.
- Conveyance of open space recorded in Book 8154, Page 304 and Book 9779, Page 672.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **812 Cold Creek Trail, Nashville, Tennessee 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 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 the 14th DAY OF AUGUST, 2014.

Kenneth L. Russell

Annette Y. Russell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENNETH L. RUSSELL, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of August, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANNETTE Y. RUSSELL, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of August, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212