WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Mutaber Khan Dorani
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of October, 2014.

Marilyn C Newman
Notary Public

MY COMMISSION EXPIRES: 8/14-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mutaber Khan Dorani	New Owner	06401012200
(NAME)	(NAME)	
1433 Station Four Lane		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140081863 DEEDWARR
Recvd: 10/30/14 11:25 2 pgs
Fees:13.00 Taxes:1350.50
20141030-0100172

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Ronald B. Mitchell, an unmarried man, and Gordon D. Smith, an unmarried man, as joint tenants with rights of survivorship**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Mutaber Khan Dorani and wife, Wagma Sherzad Dorani**, hereinafter called the GRANTEE (S), their heirs and/or 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 all of Lot No. 95, on the Final Plat of Phase Two Cleveland Hall Subdivision, of record in Plat Instrument 200203040026804, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Ronald B. Mitchell, an unmarried man, and Gordon D. Smith, an unmarried man, as joint tenants with rights of survivorship by Warranty Deed dated 01/02/2009 from Daniel T Purefoy and Carlo Y. Purefoy Husband and Wife of record in Instrument 200905070042199, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters as set forth per Plat Instrument 200203040026804. (2) Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 11725, Page 76, as amended of record in Instrument 200503070024504, as amended of record in Instrument 200512020144894, as amended of record in Instrument 200712200146113, as amended of record in Instrument 200810140103112. (3) Restrictions of record in Instrument 200503070024504, as amended of record in Instrument 200712200146113. (4) All matters including but not limited to an Easement of record in Book 7844, Page 242. (5) Easement of record in Book 7994, Page 173. (6) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage Easement of record in Book 8006, Page 677. (7) Deed of Highway Easement of record in Book 8068, Page 524. (8) Easement of record in Book 11720, Page 325. (9) Subordination and Release of Easement of record in Book 11763, Page 838. (10) Charter of record in Book 11725, Page 70, said Register's Office. (11) Rights-of-way, by Charter or otherwise, for railroad, switch tracks, spur tracks, railway facilities and other related easements, if any, on and across the land.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1433 Station Four Lane, Old Hickory, TN 37138

(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/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 hands this 29th day of October, 2014.

Ronald B. Mitchell

Gordon D. Smith

State of Tennessee
County of Wilson

Personally appeared before me Ronald B. Mitchell and Gordon D. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of October, 2014.

Notary Public
My Commission Expires: 8-14-17

WILSON COUNTY
MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122