BILL GARRETT, Davidson County
Trans:T20150000157 DEEDWARR
Recvd: 01/02/15 11:03 2 pgs
Fees:13.00 Taxes:425.50
20150102-0000218

This Instrument Prepared by:
**Legends Title Services, LLC**
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

**ADDRESS NEW OWNER:**
Zia U.Wahid
6228 Pettus Road
Antioch, TN 37013

**SEND TAX BILL TO:**
Owner

**MAP/PARCEL 181.00-0-121.00**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Billy C. Huff, Sr. a single man, Lauran L. Huff, n/k/a Lauran L. Rosshirt, married and Billy Charles Huff, III, a single man,** has this day bargained and sold, and does hereby transfer and convey unto **Zia U. Wahid, married,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

**LAND in the 5th Civil District of Davidson County, Tennessee, according to a survey made by E. L. Miller, Jr., and Co. dated December 21, 1972, more particularly described as follows:**

**BEGINNING at a point in the easterly margin of Pettus Road, said point being 5891 feet more or less to the margin of Nolensville Road; thence south 78 degrees 05 minutes east 689.0 feet to an iron pin; thence north 8 degrees 55 minutes east 150.0 feet to a point; north 6 degrees 30 minutes east 75.0 feet to a point in fence; thence north 82 degrees 15 minutes west 667.0 feet to a point in the east margin of Pettus Road; thence along the easterly margin of Pettus Road south 13 degrees 55 minutes west 175.0 feet to the point of beginning, said tract of land containing 3.08 acres, more or less.**

**Being the same property conveyed to Billy C. Huff, Sr., a single man, Lauran (et sin) L. Huff and Billy Charles Huff, III, both minors, as Joint Tenants with Rights of Survivorship, by Quitclaim Deed from Billy C. Huff, Sr., a single man, of record in Instrument Number 20030211-0018642, Register's Office for Davidson County, Tennessee, dated February 10, 2003, and recorded on February 11, 2003.**

**Lauran L. Huff, n/k/a Lauren L. Rosshirt are one and the same person.**

This is improved property known as: **6228 Pettus Road, Antioch, Tennessee 37013.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

**REAL PROPERTY TAXES:** The real property taxes for the year 2014 shall be prorated as of the date of this deed.

**EASEMENTS AND RIGHTS OF WAY:** This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

**RULES AND REGULATIONS:** This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

**POSSESSION:** Possession to be given with delivery of deed.

**WITNESS MY HAND** on this the 30th day of December, 2014.

**Billy C. Huff, Sr.**

**Lauren L. Rosshirt**

**Billy Charles Huff, III**

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Billy C. Huff, Sr., Lauren L. Rosshirt and Billy Charles Huff, III,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 30th day of December, 2014.

NOTARY PUBLIC

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 8/3/15

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $115,000.00.

AFFIANT

Subscribed and sworn to before me this the 30th day of December, 2014.

NOTARY PUBLIC

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 8/3/15

File No: 147629