WARRANTY DEED

LESLIE JONES NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,000.00

Syed Huda
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of January, 2015.

Notary Public

MY COMMISSION EXPIRES: 12/17/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1531 Hunt Club Blvd Suite 106, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Syed Huda		087-090-020.00
(NAME)	(NAME)	
P.O. Box 249	Same As New Owner	Davidson County DEEDWARR Recvd: 02/03/15 09:21 3 pgs Fees:18.00 Taxes:292.30 **20150203-0009858**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Tinnon W. Medley and Bettye S. Medley, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Syed Huda and Shahana Huda, husband and wife**, 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 Lot No. 217, on the plan of Section 9, Valley Grove, as shown on plat of record in Plat Book 5200, Page 605, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said lot.

Being the same property conveyed to Tinnon W. Medley and Bettye S. Medley, husband and wife, by deed dated 12/13/2006, of record as Instrument No. 20061227-0158755, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Real property taxes for the year 2014 are a lien but are not yet due and payable; (2) All matters as set forth per Plat Book 5200, Page 605, said Register's Office; (3) Restrictive Covenants of record in Book 6139, Page 439, said Register's Office.

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 4664 Forest Ridge Drive, Hermitage, TN 37076
(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 28th day of January, 2015.

Tinnon W. Medley

Bettye S. Medley

State of Tennessee
County of Sumner

Personally appeared before me Tinnon W. Medley and Bettye S. Medley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of January, 2015.

Notary Public
My Commission Expires: 11/20/18

STATE OF TENNESSEE NOTARY PUBLIC
BRENDA HUNTSMAN SUMNER COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1531 Hunt Club Blvd Suite 106
Gallatin, TN 37066

True Copy Certification

I, Brenda Huntsman, 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, the undersigned, a notary public for this county and state, Brenda Huntsman, 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: May 11th 2015

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY