26921-8

Box 14

Box 14

return to: John T. Cook, P.C.
2927 Berry Hill Dr.
Nashville, TN 37204

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 91,500.00

Kathy Goodson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of February, 2015

Anna Mosley
Notary Public:

5-8-18
MY COMMISSION EXPIRES:
(AFFIX SEAL)

ANNA MOSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5-08-2018

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Abdul Kasim Seidqi	CMG Mortgage, Inc.	Parcel ID:
2361 Rader Ridge Road	3160 Crow Canyon Rd., Ste. 400	14801022900
Antioch, TN 37013	San Ramon, CA 94583	

FOR AND IN 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

Leland D. Watts, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Abdul Kasim Seidqi , an unmarried man

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:

Being Lot No. 3, on the Plan of Boone Heights, of record in Plat Book 6250, Page 125, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Leland D. Watts by deed from The Sullivan Trust, dated Jan. 5, 2005, by Terri Dean Thornton, as Successor Trustee, of record in Instrument 20080605-0057855, dated June 4, 2008, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6396, Page 38, Register's Office for said County.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 125, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 212 Wallace Road, A & B, Nashville, TN 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 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 23rd day of February, 2015.

Leland D. Watts

BILL GARRETT, Davidson County
Trans:T20150013977 DEEDWARR
Recvd: 02/26/15 08:54 2 pgs
Fees:13.00 Taxes:338.55
20150226-0016429

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leland D. Watts, 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 within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of February, 2015.

My Commission Expires: 8/23/16

Notary Public

