WARRANTY DEED TT2015 280	OATH OF CONSIDERATION:
Davidson County DEEDWARR Recvd: 03/23/15 09:14 3 pgs Fees:18.00 Taxes:214.60 **20150323-0024553**	SS. STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $58,000.00 JULIE COONEY STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THIS 20TH DAY OF MARCH, 2015. NOTARY PUBLIC MY COMMISSION EXPIRES: 5-24-17

THIS INSTRUMENT PREPARED BY:
TEAM TITLE, INC.
69 THOMPSON LANE
NASHVILLE, TENNESSEE 37211
OFFICE: (615) 367-5111

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Liyakat Fruitwala **Debora L. Townsend** **11 Music Squre E Apt 606** **Nashville, TN 37203**	**Same**	**081 12 0 200.00**

WARRANTY DEED

FOR AND IN CONSIDERATION OF ten dollars ($10) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, Tyree L. Moreland, Sr., *(hereinafter called the "Grantor"),* has this day bargained and sold, transferred and conveyed and by these presents do bargain, sell, transfer and convey unto Liyakat Fruitwala and wife, Debora L. Townsend *(hereinafter called "Grantees")*, 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. 134 on the Plan of D.T. McGavock and Others' Addition, as of record in Book 21, Page 41, Register's Office for said County.

Said Lot No. 134 fronts 50 feet on the easterly side of 12th Avenue North and runs back between parallel lines 154 feet to an alley.

Being the same property conveyed to Tyree L. Moreland, Sr., by Warranty Deed from Robert A. O'Malley and wife, Betty O'Malley, by Warranty Deed, dated March 20, 2015, recorded Instrument # 20150323-0024458, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as: **1536 12th Avenue North, Nashville, TN 37208**

THIS CONVEYANCE IS SUBJECT TO:
(1) Current year's property taxes which have been prorated and assumed by the Grantee;
(2) All restrictions of record;
(3) All easements of record;
(4) All matters appearing on the plan of record in Book 21, Page 41;
(5) All applicable government and zoning regulations;

TO HAVE AND TO HOLD, the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free,

clear and unencumbered except as aforesaid; and, Grantors will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 20th day of March, 2015.

GRANTOR:

TYREE L. MORELAND, SR.

S.S.
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned Notary Public of the State and County aforementioned, personally appeared Tyree L. Moreland, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 20th day of March, 2015.

Notary Public
My Comm. Exp.: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

CERTIFICATE OF AUTHENTICITY

I, Charles Walker, 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.

CHARLES WALKER

State of Tennessee
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Charles Walker, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JULIE COONE, NOTARY PUBLIC
My commission expires: May 24, 2017

