WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

P-D-15-118

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hamidullah Durani	**Hamidullah Durani**	
(NAME)	(NAME)	
1200 Old Hickory Blvd.	**1200 Old Hickory Blvd.**	**11905032500**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	**Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **FOSTER AVENUE CHURCH OF CHRIST,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **HAMIDULLAH DURANI, MARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 167 on the Map of the Subdivision of Lots Nos. 3 and 4 and part of Lots Nos. 5 and 6, Cumberland Nurseries, as of record in Book 332, Page 148, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from W. H. McPherson to Foster Avenue Church of Christ as recorded on the 18th day of June, 2014 in Instrument No. 20140618-0052939; Final Decree Confirming Sale as recorded on the 13th day of January, 2006 in Instrument No. 20060113-0005606 corrected at Instrument No. 20070606-0068082 and Warranty Deed from James Martin Bass, a widower to Joseph M. Tichenor and wife, Joan J. Tichenor as recorded on the 15th day of May, 2002 in Instrument No. 20020515-0059602, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- All matters shown on plat of record in Plat Book 332, Page 148, Register's Office for Daviidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **118 Joyner Avenue, Nashville, Tennessee 37210**.

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 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 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.

BILL GARRETT, Davidson County
Trans:T20150025572 DEEDWARR
Recvd: 04/07/15 10:59 2 pgs
Fees:13.00 Taxes:74.00
20150407-0030332

Witness my/our hand(s) this the 6th DAY OF APRIL, 2015.

Foster Avenue Church of Christ
BY: _____
Donnie L. Greene, Treasurer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared Donnie L. Greene, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Treasurer of Foster Avenue Church of Christ, the within named bargainor, and that he as such Treasurer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of Foster Avenue Church of Christ as Treasurer.

Witness my hand and official seal, at office, this 6th day of April, 2015.

_____
Notary Public

My Commission Expires: 3-6-18

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212