WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150045214 DEEDWARR
Recvd: 06/09/15 10:48 2 pgs
Fees:13.00 Taxes:1628.00
20150609-0054137

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of May, 2015

Notary Public

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

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 381 Mallory Station Rd, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Fahad Ali Tahir and Fatima Nawaz	Guidance Residential, LLC	158 03 0 046.00
(NAME)	(NAME)	
1925 Cromwell Dr.	11107 Sunset Hills Rd #200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Reston, VA 20190	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Forty Thousand And No/100 Dollars ($440,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Curtis A. Austin and Rita S. Austin**, husband wife, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Fahad Ali Tahir and Fatima Nawaz**, husband and wife, 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. 116 on the Plan of Hillsboro Park Subdivision Section 3, of record in Plat Book 2663, Page 94, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete description of said lot.

Being the same property conveyed to Curtis A. Austin and wife, Rita S. Austin by Substitute Trustee's Deed from I. Dyke Tatum, Substitute Trustee dated May 28, 2003 and recorded May 29, 2003 as Instrument No. 20030529-0072385.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1925 Cromwell Dr., Nashville, TN 37215

File Number: MAI-152166

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, has 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 our hands this 28th day of May, 2015.

Curtis A. Austin by Rita S. Austin, Attorney in Fact

Curtis A. Austin
By: Rita S. Austin, as Attorney in Fact

Rita S. Austin

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for the State and County aforesaid, personally appeared Rita S. Austin, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Curtis A. Austin, as Attorney-in-Fact, and acknowledged that s/he executed the same as the free act and deed of Curtis A. Austin, (the principal), for the purposes therein contained.

Witness my hand and official seal, this 28th day of May, 2015.

My Commission Expires: _____

NOTARY PUBLIC

J WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state Rita S. Austin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of May, 2015.

Notary Public

My Commission Expires:

(SEAL)

File Number: MAI-152166

J WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017