BILL GARRETT, Davidson County
Trans:T20150049816 DEEDWARR
Recvd: 06/22/15 15:44 2 pgs
Fees:13.00 Taxes:1017.50
20150622-0059671

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
The Nayyar Siddique Living Trust
608 North 2nd Street
Nashville, TN 37207

SEND TAX BILL TO:
Owner

MAP/PARCEL 082-07-0-213.03

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Nathan Langley, married and Shawn Berner, married,** has this day bargained and sold, and does hereby transfer and convey unto **The Nayyar Siddique Living Trust,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of Harris Addition to Edgefield of record in Plat Book 21, Page 100, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nathan Langley and Shawn Berner by Warranty deed from Utika L. Baugh, a married woman of record in Instrument No. 20141014-0094972 Register's Office for Davidson County, Tennessee, dated October 06, 2014 and recorded on October 14, 2014.

This property is not the principal residence of Grantors, therefore their spouses do not have to join in conveyance.

This is improved property known as: **608 North 2nd Street, Nashville, Tennessee 37207.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2015 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 21, page 100, encumbrances as may be

shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 16th day of June, 2015.

Nathan Langley

Shawn Berner by Nathan Langley as Attorney in fact

Shawn Berner by Nathan Langley as attorney-in-fact, recorded in Instrument No. 20141014-0094971, Davidson County register of Deeds.

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 Nathan Langley, as attorney-in-fact for Shawn Berner, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that he executed the within instrument as the free act and deed of the said Shawn Berner, the within named bargainor, for the purposes therein contained by virtue of a Durable Limited Power of Attorney duly executed by the said Shawn Berner, and recorded simultaneously herewith in Instrument No. 20141014-0094971, of the Register's Office of Davidson County, Tennessee.

WITNESS my hand and official seals at office this 16th day of June, 2015.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $275,000.00.

AFFIANT

Subscribed and sworn to before me this the 16th day of June, 2015.

NOTARY PUBLIC

My Commission Expires: _____

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

File No. 1758518