WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-26593

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of June, 2015.

Notary Public

MY COMMISSION EXPIRES: 1/15/17

(AFFIX SEAL)

WILLIAMSON COUNTY NOTARY PUBLIC TENNESSEE STATE OF K. THOMAS

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hafiz Yafai	NEW OWNER	119-05-0 306.00
(NAME)	(NAME)	
9725 Turner Lane		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150051191 DEEDWARR
Recvd: 06/25/15 14:30 2 pgs
Fees:13.00 Taxes:518.00
20150625-0061375

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Mary Armstrong**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Hafiz Yafai, Married and Soltan Yafai, Married**, hereinafter called the GRANTEE(S), their heirs and/or assigns, 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. 170, on the Map of Subdivision of Lots No's. 3 and 4, and Parts of 5 and 6, Cumberland Nurseries Plan, of record in Plan Book 332, Page 148, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Joe Armstrong and wife, Mary Armstrong by Warranty Deed from Charles E. Ferrell, Sr., and wife, June W. Ferrell, dated 12/13/1995, recorded 12/18/1995 of record in Book 9890, Page 292, in the Register's Office for Davidson County, Tennessee. Joe Armstrong died 06/01/2015 leaving Mary Armstrong as surviving tenant by the entirety.

THIS CONVEYANCE IS FURTHER SUBJECT TO THE FOLLOWING:
Restrictions upon the use of the premises not appearing in the chain of title to the land.
Property Taxes for 2015 and subsequent years, a lien not yet due and payable. 2015 Property taxes have been prorated between Grantor and Grantee.
All matters shown on the plat of record in Plan Book 332, Page 148, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2606 Foster Avenue, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or 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/or 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 19th day of June, 2015.

Mary Armstrong

State of Tennessee
County of Williamson

Personally appeared before me Mary Armstrong, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of June, 2015.

Notary Public
My Commission Expires: 11/15/17

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

THOMAS K. SIDWELL
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY