BILL GARRETT, Davidson County
Trans:T20150063721 DEEDWARR
Recvd: 08/03/15 14:42 2 pgs
Fees:13.00 Taxes:369.63
20150803-0076598

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

ADDRESS NEW OWNER:
Bzhar A. & Dalal I. Murad
738 Ridgeview Court
Antioch, TN 37013

SEND TAX BILL TO:
First Bank
318 Seaboard Ln.
Franklin TN. 37067

MAP/PARCEL 173-01-0-208.00

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, **Jo F. Hobson, a single person,** has this day bargained and sold, and does hereby transfer and convey unto **Bzhar A. Murad and Dalal I. Murad, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 8-A on the Plan of Section 3, Dreamland Estates Southeast of record in Plat Book 5200, Page 649, and re-subdivided for zone lot division of record in Book 6250, Page 282, 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 Jo F. Hobson, a single person by Warranty deed from Douglas Ezell Sanders and wife, Jean Thompson Sanders of record in Book 6987, page 718, Register's Office for Davidson County, Tennessee, dated September 19, 1986 and recorded on September 23, 1986.

This is improved property known as: **738 Ridgeview Court, Antioch, Tennessee 37013.**

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 5200, page 649, and Book 6250, Page 282, and restrictions in Book 6376, page 121, and Book 5200, page 649, and 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 15th day of July, 2015.

Jo F. Hobson

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Jo F. Hobson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 15th day of July, 2015.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-05-15

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $99,900.00.

AFFIANT

Subscribed and sworn to before me this the 15th day of July, 2015.

NOTARY PUBLIC

My Commission Expires: 10-05-15

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 158552