BILL GARRETT, Davidson County
Trans:T20150066589 DEEDWARR
Recvd: 08/11/15 09:09 7 pgs
Fees:37.00 Taxes:0.00
20150811-0080113

THIS DOCUMENT PREPARED BY: **JEFFREY MOBLEY** Howard Mobley Hayes & Gontarek, PLLC 2319 Crestmoor Road Nashville, Tennessee 37215 (615) 627-4444	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(A).**

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Abdul S. Enayat 907 John Armfield Court Gallatin, Tennessee 37066	SAME	Davidson County 104 11 0F 109.00 062 13 0 124.00 Sumner County 147E A 004.00 143M A 006.00 147F A 048.00 143 033.00 160 002.03

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, for the purpose of terminating a tenancy by the entirety between Nigar A. Enayat, hereinafter called the Grantor, and the Grantor's spouse, Abdul S. Enayat, pursuant to T.C.A. §66-1-110, and thereby vesting fee simple title in the subject property in the Grantor's spouse, Abdul S. Enayat, the Grantor, Nigar A. Enayat, has bargained and sold, and by these presents does transfer and convey unto Abdul S. Enayat, hereinafter called the Grantee, and the Grantee's heirs and assigns, all of the Grantor's right, title and interest in and to the real estate in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantee.

2. Any matters of record.

TO HAVE AND TO HOLD said tenancy-by-the-entirety interest herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tenancy-by-the-entirety interest in said land, has a good right to convey it, and the same is unencumbered, except for the rights of the Grantee and unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said interest to the said Grantee, the Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 10th day of July, 2015.

Nigar A. Enayat

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nigar A. Enayat, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of July, 2015.

JEFFREY MORLEY
STATE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
January 8, 2019

My Commission Expires: _____

Notary Public

EXHIBIT A
Legal Description

(Abdul Shukoor Enayat and Abdul S. Enayat are one and the same person. Nigar A. Enayat and Nigar Enayat are one and the same person.)

Davidson County
104 11 0F 109.00
2124 Fairfax Avenue, Unit 109, Nashville, Tennessee 37212

LAND in Davidson County, Tennessee, being Unit No. 109 as shown on the Plat of The Cloisters, of record in Book 6317, Page 735, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of The Cloisters Condominiums Homeowner's Association, all as described in Book 6317, Page 688, said Register's Office.

Being the same property conveyed to Abdul Shukoor Enayat and wife, Nigar A. Enayat, by deed from Robert E. Woodard and Gladys L. Woodard, of record as Instrument No. 20020903-0105888, Register's Office for Davidson County, Tennessee.

This is improved property known as 2124 Fairfax Avenue, Unit 109, Nashville, Tennessee 37212.

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Davidson County
062 13 0 124.00
2207 Pennington Bend Road, Nashville, Tennessee 37214

Land in Davidson County, Tennessee, being Lot Nos. 3 and 4 on the Plan of Riverview Subdivision, of record in Book 547, pages 93 and 94, Register's Office for Davidson County, Tennessee, as follows:

Said Lot Nos. 3 and 4 front together 100 feet on the westerly side of Pennington Bend Road, formerly Riverview Avenue and run back between lines 270 feet on the southerly line and 255 feet on the northerly line to the low water mark of the Cumberland River, measuring 99 feet thereon.

Being the same property conveyed to Abdul Shukoor Enayat and wife, Nigar A. Enayat, by deed from Phillip R. Leskoff, of record in Book 11432, page 851, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record including an easement for the flow of the Cumberland River and subject to all matters shown on the plan of record in Book 547, pages 93 and 94, said Register's Office.

This is unimproved property known as 2207 Pennington Bend Road, Nashville, Tennessee 37214.

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Sumner County
147E A 004.00
907 John Armfield Court, Gallatin, Tennessee 37066

Land located in the 4th Civil District of Sumner County, Tennessee, being Lot No. 215 on the Final Plat of The Last Plantation, Phase 3, Section 1, of record in Plat Book 20, page 278, Register's Office for Sumner County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Abdul S. Enayat and wife, Nigar A. Enayat, by deed from William Liberato, of record in Record Book 3091, page 709, Register's Office for Sumner County, Tennessee.

1. All City of Gallatin REAL PROPERTY taxes for the year 2009 and subsequent years, A LIEN, not yet due and payable (MAP 147E, GROUP A, PARCEL 4.00). 2008 real property taxes are PAID in the amount of 2660.56.

2. All matters as set forth on the Final Plat of Phase 3, Section 1, The Last Plantation of record in Plat Book 20, page 278, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon, which include but are not limited to, an Owner's Certificate; front yard setback line of 20 feet; and 10 feet easement for public utilities and drainage along the front line of John Armfield Court, side lines and back lines and certain Notes to all of which reference is hereby made.

3. Declaration of Covenants and Restrictions for the Last Plantation, Phase 3, Section 1, of record in Book 1128, page 216; and as amended in Book 1301, page 721; Book 1542, page 667; Book 1633, page 754; Book 1673, page 686; Book 1699, page 489; Book 1942, page 336; Book 2355, page 824; Book 2408, page 408; Book 2806, page 706; Book 2832, page 97, Register's Office for SUMNER County, Tennessee.

4. Charter of The Last Plantation Community Association of record in Book 1129, page 644; and as amended in Book 1825, page 218, said Register's Office.

5. By-laws of The Last Plantation Community Association of record in Book 1128, page 282, said Register's Office.

6. By that certain Assignment dated June 21, 2002, of record in Book 1530, page 532, Register's Office for SUMNER County, Tennessee, the rights as "Declarant" were assigned from Plantation Properties, Inc. to TLP DEVCO, LLC.

7. Easement to USA of record in Book 156, page 301, Register's Office for SUMNER County, Tennessee.

This is improved property known as 907 John Armfield Court, Gallatin, Tennessee 37066.

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Sumner County
143M A 006.00
1230 Twelve Stones Crossing, Goodlettsville, Tennessee 37072

LAND in Sumner County, Tennessee, being Lot No. 6, on the plan of Twelve Stones Crossing, Phase 1, 2, and 3 as shown on plat of record in Plat Book 17, Pages 142-147, in the Register's Office of Sumner County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Nigar A. Enayat by deed from Frank B. Chapman and wife, Sharon S. Chapman, of record in Record Book 1173, page 454, Register's Office for Sumner County, Tennessee.

This is improved property known as 1230 Twelve Stones Crossing, Goodlettsville, Tennessee 37072.

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Sumner County
147F A 048.00
1458 Rozella Way, Gallatin, Tennessee 37066

LAND located in the 4th Civil District of Sumner County, Tennessee, Being Lot No. 418 as shown on the Final Plat Phase 7, Fairvue Plantation, of record in Plat Book 21, Pages 397 – 399, Register's Office for Sumner County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Abdul S. Enayat and wife, Nigar Enayat, by deed from Homer R. Leath, of record in Record Book 2993, page 603, Register's Office for Sumner County, Tennessee.

This is unimproved property known as 1458 Rozella Way, Gallatin, Tennessee 37066.

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Sumner County
143 033.00
Allen Road, Goodlettsville, Tennessee 37072

Two tracts or parcels of land lying and being situated in the 6th Civil District of Sumner County, Tennessee, and described according to a survey by Harold H. Cole, dated April 14, 1972, as follows:

TRACT NO. 1 being designated as Tract 2 on said survey and described as follows:

Beginning at a point in the northerly margin of Allen Road; thence with said roadway North 50 degrees West 198.0 feet; thence North 3 degrees 15 minutes East 917.5 feet; thence South 74 degrees East 221.5 feet; thence South 7 degrees West 984 feet to the point of beginning and containing 4.25 acres.

TRACT NO. 2 being designated as Tract No. 6 and an unnumbered tract on said survey and described as follows:

Beginning at a point 868 feet from the northerly margin of Allen Road and being the northwesterly corner of Tract No. 1; thence in a northerly direction 63 feet; thence North 2 degrees 30 minutes East 190 feet; thence North 6 degrees East 1,058.00 feet to an elm; thence South 54 degrees 30 minutes East 344.5 feet to a hickory; thence South 56 degrees East 200.0 feet to a beech; thence South 37 degrees 15 minutes East 700.0 feet to a poplar; thence South 44 degrees 30 minutes East 329.0 feet; thence North 78 degrees East 53.5 feet; thence South 34 degrees 30 minutes East 32.5 feet; thence South 78 degrees 30 minutes West 108 feet to an elm; thence South 17 degrees West 481.0 feet to a point; thence North 74 degrees West 1,107.1 feet to the point of beginning, containing 26.94 acres.

Being the same property conveyed to Abdul S. Enayat and wife, Nigar A. Enayat, by deed from Mike Archbold and wife, Brenda Archbold, of record in Record Book 1160, page 570, Register's Office for Sumner County, Tennessee.

This is unimproved property known as Allen Road, Goodlettsville, Tennessee 37072.

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Sumner County
160 002.03
Center Point Road, Hendersonville, Tennessee 37075

A certain tract or parcel of land in the Fifth Civil District of Sumner County, Tennessee described as Tract No. 2 on a survey dated August 13, 1998 and revised on April 28, 1999 and again revised on June 2, 1999, by Tommy E. Walker, Registered Land Surveyor, License No. 1465, drawing number 081398, as follows:

BEGINNING at an iron pin in the westerly margin of Center Point Road, a corner to the property conveyed to Millard L. Bridges of record in Record Book 179, page 82, Register's Office for Sumner County, Tennessee; thence, with said margin of said road on a curve having a radius of 1,121.07 feet, a tangent of 117.11 feet, a delta of 11 deg. 55 min. 40 sec., a chord of 232.96 feet, a chord bearing of South 37 deg. 33 min. 18 sec. West, and a length of 50.00 feet to an iron pin, a corner of Tract 1; thence, with the line of Tract 1, North 41 deg. 30 min. 09 sec. West 1,038.40 feet to an iron pin; thence with the rear line of Tract 1 South 48 deg. 29 min. 51 sec. West 173.20 feet to an iron pin in the easterly line of High Chaparral Subdivision, Section One, of record in Plat Book 5, page 37, Register's Office for Sumner County, Tennessee; thence, with the line of High Chaparral North 41 deg. 30 min. 09 sec. West 365.23 feet to an iron pin; thence, North 71 deg. 31 min. 07 sec. East 346.26 feet to an axle in the line of the property conveyed to Hickory Point Limited of record in Book 385, page 599, Register's Office for Sumner County, Tennessee; thence with the line of Hickory Point Limited South 46 deg. 42 min. 55 sec. East 1,254.48 feet to an iron pin, a corner to the Bridges property; thence with the line of Bridges South 44 deg. 19 min. 33 sec. West 210.27 feet to an iron pin; thence continuing with the line of Bridges South 43 deg. 10 min. 47 sec. East 197.35 feet to the point of beginning and containing 7.499 acres, more or less.

Being the same property conveyed to Abdul Shukoor Enayat and wife, Nigar A. Enayat, by deed from Leonard Herlin Qualls, Maudie Bell Deal, Brenda Gayle Woodard, Willie Leroy Qualls, Bambie Jane Brandon, Brenda Faline Slater, and James Bethel Qualls, Jr., of record in Record Book 993, page 297, Register's Office for Sumner County, Tennessee.

This is unimproved property known as Center Point Road, Hendersonville, Tennessee 37075.

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