WARRANTY DEED

ANNE-MARIE ENGLISH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

2nL
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of August, 2015

A English
Notary Public

MY COMMISSION EXPIRES: 12-17-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Meghan L. Wilson Marquis D. Reynolds	Meghan L. Wilson Marquis D. Reynolds	16213015400
(NAME)	(NAME)	
325 Cedarview Drive	325 Cedarview Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Lokman Rashid and Faiza Rashid,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Meghan L. Wilson and Marquis D. Reynolds, both unmarried,** 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:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Dreamland Estates, Southeast, Section I, of record in Plat Book 5200, Page 646, Register's Office for Davidson County, Tennessee.

Said Lot No. 23 fronts 70 feet on the southerly margin of Cedarview Drive and extends back between parallel lines 142.90 feet to a dead line in the rear measuring 70 feet thereon.

Being the same property conveyed to Lokman Rashid and Faiza Rashid, by deed of record in Instrument No. 20150303-0018659 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 325 Cedarview Drive, Nashville, TN 37211
(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 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, 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 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.

BILL GARRETT, Davidson County
Trans:T20150070940 DEEDWARR
Recvd: 08/21/15 13:14 2 pgs
Fees:13.00 Taxes:610.50
20150821-0084664

Witness my/our hands this 17th day of August, 2015.

Lokman Rashid

Faiza Rashid

State of Tennessee
County of Williamson

Personally appeared before me Lokman Rashid and Faiza Rashid, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of August, 2015.

Notary Public
My Commission Expires:

File No.: 9649

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017