BILL GARRETT, Davidson County
Trans:T20150072659 DEEDWARR
Recvd: 08/26/15 15:44 3 pgs
Fees:18.00 Taxes:462.50
20150826-0086634

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Mohammad Anwar
Mari-Jhan Anwar
813 Carlyle Place
Nashville, TN 37211

MORTGAGEE
None.

SEND TAX BILLS
Owner

MAP-PARCEL:
MAP 119 12 0
PARCEL 055.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Judith Gayle Weaver, married, and Angela Diane Duke, married, and Lavelle Lancaster,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Mohammad Anwar and wife, Mari-Jhan Anwar,** 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. 177 on the Map of Battlewood Subdivision, Section Two of record in Book 1835, page 95, Register's Office for Davidson County, Tennessee.

Said Lot No. 177 begins at a point in the easterly margin of Carlyle Place, the common corner of Lots Nos. 176 and 177; thence in a northeasterly direction 194.90 feet to a point, the common rear corner of Lots Nos. 176 and 177; thence in a northwesterly direction 279.61 feet to a point, the extreme northerly corner of said subdivision; thence south 20 degrees 48' West 74.14 feet to a point, the common rear corner of Lots Nos. 177 and 178; thence in a southeasterly direction 278.21 feet to a point in the margin of Carlyle Place, the common corner of Lots Nos. 177 and 178; thence along the margin of Carlyle Place 466.44 feet around a curve having a radius of 50 feet to the point of beginning.

Being the same property conveyed to Judith Gayle Weaver, one-half undivided interest, and Angela Diane Duke, one-half undivided interest, and a Life Estate held by Lavelle Lancaster by deed dated September 24, 2002, from Lavelle Lancaster, filed of record in Instrument No. 20021003-0120614, Register's Office for Davidson County, Tennessee.

This property is not the principal residence of said grantor, nor is it the principal residence of any spouse of said grantor.

Angela Duke executed this instrument on behalf of Alice L. Lancaster a/k/a Lavelle Lancaster pursuant to a Power of Attorney which is being placed of record concurrently herewith.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 2022, Page 400 and Book 1494, page 513; right of way easement of record in Instrument No. 200904070031619 and 201202280017172; easements,

covenants conditions and all matters and notes as shown on the plan of record in Plat Book 1835, Page 95, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **813 Carlyle Place Nashville, TN 37211.**

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.

Witness our hands this 25 day of August, 2015.

Judith Gayle Weaver

Judith Gayle Weaver

Angela Diane Duke

Angela Diane Duke

Alice L. Lancaster

Alice L. Lancaster a/k/a Lavelle Lancaster
By: Angela Duke, attorney in fact

Angela Duke, attorney in fact.

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Judith Gayle Weaver and Angela Diane Duke, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25 day of August, 2015.

NOTARY PUBLIC

My Commission Expires: 1-1-16

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

On this 28th day of August, 2015, before me personally appeared Angela Duke, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument for the purposes therein contained in behalf of Alice L. Lancaster a/k/a Lavelle Lancaster, and who acknowledged that he/she executed the same as the free act and deed of Alice L. Lancaster a/k/a Lavelle Lancaster.

Witness my hand and official seal at Mt. Juliet, Tennessee this 28th day of August, 2015.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.5.16

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $125,000.00.

AFFIANT

Subscribed and sworn to before me this 28th day of August, 2015.

NOTARY PUBLIC

My Commission Expires: 1.5.16

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY