NEW OWNER:

Mohammad A. Chaudhry
Yasmin A. Chaudhry
101-103 Rachels Trail Court
Hermitage, TN 37076

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 15-0876

Map 075 Group 07-0 Parcel 201.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150074338 DEEDWARR
Recvd: 09/01/15 12:34 2 pgs
Fees:13.00 Taxes:503.20
20150901-0088698

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Thirty-Six Thousand and 00/100 Dollars ($136,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JOHN M. VALENTINE AND WIFE, JUDITH A. VALENTINE** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **MOHAMMAD A. CHAUDHRY AND YASMIN A. CHAUDHRY, HUSBAND AND WIFE** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 26 on the Plan Rachel's Square Sections II, and of record in Plat Book 5200, Page 623 thru 625, and amended in the Amendment and Revision of Rachel's Square I and II, of record in Plat Book 6250, Pages 538-543, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to John M. Valentine and wife, Judith A. Valentine, by Warranty Deed from Cynthia M. Irwin, unmarried, dated April 26, 2007, and of record Instrument No. 20070430-0051029, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 101 and 103 Rachel's Trail Court, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 28th day of **August, 2015**.

JOHN M. VALENTINE

JUDITH A. VALENTINE

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JOHN M. VALENTINE AND JUDITH A. VALENTINE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of **August, 2015**.

TODD A. TRESSLER II STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 5-30-17

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The actual consideration or value, whichever is greater, for this transfer is $ **136,000.00** .

Brenda R Lehman

AFFIANT

Sworn to and subscribed to before me this 31st day of **August, 2015**.

JUDY A. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC

My commission expires: 4/8/19