WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/02/15 13:58 2 pgs
Fees:13.00 Taxes:3311.50
20151002-0100610

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $895,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF September, 2015

Notary Public

MY COMMISSION EXPIRES: 7-5-16

(AFFIX SEAL)

MST 2015-1117

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joy J. Crawford	Joy J. Crawford	161160B/03700CO- 116160B/03800CO
(NAME) 106 and 104 Wentworth Avenue	(NAME) 705 Westview Ave	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Dawood Darbar and Mumtaz Darbar, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joy J. Crawford,** 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:

Tract One: 106 Wentworth Avenue (House & Land)

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of The Iroquois of Nashville, Resubdivison of Lots 37 & 38 of the Second Revision of record in Plat Book 8250, Page 399, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract Two: 104 Wentworth Avenue (Vacant Land)

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of The Iroquois of Nashville, Resubdivison of Lots 37 & 38 of the Second Revision of record in Plat Book 8250, Page 399, 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 Dawood Darbar and wife, Mumtaz Darbar by Warranty deed from James T. Holbrook and wife, Kimberly W. Holbrook of record in Instrument No. 20030205-0015855 Register's Office for Davidson County, Tennessee, dated January 31, 2003 and recorded on February 5, 2003. (Value of consideration shown in aforementioned deed $660,000.00.) Being also known as 106 and 104 Wentworth Avenue Nashville, TN 37215.

Subject to: 2015 property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2015 a lien, not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 8250, Page 399, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 6657, Page 683 and Book 6684, Page 243, as amended in Book 6820, Page 732 and Book 7523, Page 828, in the Register's Office for Davidson County, Tennessee. Charter for HOA of record in Book 7661, Page

875, as amended in Book 8209, Page 304, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 106 and 104 Wentworth Avenue, Nashville, TN 37215
(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.

Witness my/our hand(s) this 30th DAY OF Sept, 2015.

Dawood Darbar by Yvette Meldrum as Attorney in fact

Dawood Darbar by Yvette Meldrum as Attorney in Fact

Mumtaz Darbar by Yvette Meldrum as Attorney in fact

Mumtaz Darbar by Yvette Meldrum as Attorney in Fact

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Yvette Meldrum, Attorney-in-Fact for Dawood Darbar and Mumtaz Darbar, the within named bargainor/s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Dawood Darbar and Mumtaz Darbar, as his/her free act and deed for the purposes therein contained.

Witness my hand and official seal, this the 30th day of September, 2015.

Notary Public

My Commission Expires: 5-30-17

(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Commission Expires May 30, 2017

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electro version of the attached document tendered for registration herewith and that this is a true and correct cop of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldr who acknowledges that this certification of an electronic document is true and correct and whose signat I have witnessed.

Notary's Signature

My Commission Expires: 7-5-16

K CLOYD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON