Davidson County	DEEDWARR
Recvd: 10/29/15 13:44	2 pgs
Fees:13.00 Taxes:148.00	
20151029-0110237	

WARRANTY DEED

KATRINA LEWIS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 05-20-2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28 day of October, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 381 Mallory Station Rd, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Daniel Michael	Daniel Michael	172 10 0B 143.00
(NAME) 948 Century Oak Drive	(NAME) Same as Owner	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Forty Thousand And No/100 Dollars ($40,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Said Sidiqi**, a married man, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Daniel Michael**, a married man, 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.35 on the Final Plat of Christiansted Valley, Phase Three, as of record in Instrument No. 20060316-0030458, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Said Sidiqi by Warranty Deed from Alphonse H. Davis, a married man, D/B/A Turnberry Homes, L.L.C. dated June 29, 2012 and recorded July 02, 2012 in Instrument No. 20120702-0057585, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Said Sidiqi by Quitclaim Deed from Alphonse H. Davis, a married man dated July 13, 2012 and recorded July 17, 2012 in Instrument No. 20120717-0062637, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☒
This is improved ☐ property, known as 309 Dillehay Court, 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, has 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 27 day of October. 2015.

Said Sidiqi

STATE OF Tennessee

COUNTY OF Hamilton

I, Andria G Davis a Notary Public for the County and State listed above, do hereby certify that Said Sidiqi personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 27 of October, 2015.

ANDRIA G. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY, TN

Andria G Davis
Notary Public

My Commission Expires: Commission expires 02/10/2018

(SEAL)

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires 4-24-2018

File Number: NAT-150023