This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW15568FA

Davidson County DEEDWARR
Recvd: 11/04/15 10:22 3 pgs
Fees:18.00 Taxes:687.83
20151104-0112340

**Send Tax Bills To:**
US Bank
4801 Frederica St.
Owensboro, Ky 42301

**New Owner is:**
Rafat F. Nazeer
1844 Cottage Grove Way
Antioch, TN 37013

MAP: 173-05-0B

PARCEL: 015.00 CO

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Amy Harrison n/k/a Amy Butler and husband, Antwon Butler**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Rafat F. Nazeer, a single man**, hereinafter referred to as Grantee, his heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **1844 Cottage Grove Way, Antioch, TN 37013**

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

LAND in Davidson County, Tennessee, being Lot No. 15 on the Plan of 1st Revision, Cottage Grove, of record in Instrument No. 20100406-0025553, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Amy Harrison, unmarried, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated 7/5/11 and recorded 7/26/11 in Instrument No. 20110726-0056946, in the Register's Office of Davidson County, Tennessee.

AB AB
**Sellers Initials**

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 28th day of October, 2015.

GRANTOR(S):

Amy Harrison N/K/A Amy Butler

**AMY HARRISON N/K/A AMY BUTLER**

**ANTWON BUTLER**

**ACKNOWLEDGEMENT**

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Amy Butler and Antwon Butler** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 28th day of October, 2015.

MARSHA EANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT 11, 2017

**NOTARY PUBLIC**
My Commission Expires:_____

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

The actual consideration or value, whichever is greater, for this transfer is **$185,900.00.**

LuAnn Maloney

**AFFIANT**

**SWORN TO** and subscribed before me this 28th day of October, 2015.

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**NOTARY PUBLIC**
My commission expires: 11-6-17

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

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE