WARRANTY DEED

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of June, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Husni Hassan	Husni Hassan	08301026300
(NAME)	(NAME)	
7340 Campton Road	7340 Campton Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Riverside Dev., LLC, a Tennessee limited liability company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Husni Hassan,** 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 part of Lot 6 in the Division of the Estate of John Hobson, deceased, in the 11th formerly 18th Civil District, of record in Minute Book "L", page 363, Circuit Court for Davidson County, Tennessee.

Beginning on the southerly margin of Petway Avenue at a point 973 feet (980'+ FM) eastwardly from the easterly margin of McFerrin Avenue, being the northeast corner of lot conveyed to H.E. Herman and wife, by deed from C.W. Russell and wife, of record in Book 720, Page 38, said Register's Office; thence with said Herman's east line, southerly 179 feet to his southeast corner; thence eastwardly and parallel with Petway Avenue 50 ft.; thence northwardly and parallel with said Herman's east line 179 feet to the southerly margin of Petway Avenue; thence with the margin of said Avenue, westwardly 50 feet to the beginning.

Being the same property conveyed to Riverside Dev., LLC by Deed from Ronald Oden, as Administratiof of the Estate of Reathella Oden Merrill, dated 03/31/2016 and recorded 4/11/16, of record in Instrument No. 20160411-00374601, previously conveyed to Thomas A. Merrill wife, Reathella Merrill by Warranty Deed from Pauline Ferrell and Barthell Sherrod of record in Book 4255, Page 947, said Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1018 Petway Ave., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20160051470 DEEDWARR
Recvd: 06/17/16 10:15 2 pgs
Fees:13.00 Taxes:592.00

20160617-0061574

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.

Wittness my/our hands this 6th day of June, 2016.

RIVERSIDE DEV., LLC

Matthew A. DeVasher
Managing Member

STATE OF TENNESSEE

COUNTY OF Sumner

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Matthew A. Devasher with whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the Managing Member of Riverside Dev., LLC, a Tennessee limited liability company the within named bargainor, and limited liability company, and that he/she as such Managing Member being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Matthew A. Devasher as such Managing Member.

Witness my hand and official seal on 06/06/16.

Notary Public
My Commission Expires: _____

