Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
220 N. Spring Street
Murfreesboro, TN 37130
File No.0368-16

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Natalie Davenport
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of July, 2016

Kelly Dorsey
Notary Public
My Commission Expires: 5-20-17

KELLY DORSEY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Address of New Owner	Send Tax Bills To:	
Nazir Ahmad Kakar 6212 Bent Wood Drive Nashville, TN 37013	NEW OWNER	Map/parcel: 164100A29700 CO

BILL GARRETT, Davidson County
Trans:T20160061408 DEEDWARR
Recvd: 07/18/16 12:36 2 pgs
Fees:13.00 Taxes:925.00
20160718-0073492

WARRANTY DEED

FOR AND IN 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, I/WE

Larry Flowers and Laureen Flowers, husband and wife,

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nazir Ahmad Kakar, married,

HEREINAFTER CALLED THE GRANTEE(S), his 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. 376 on the Final Plat, Village Sever, Summerfield Subdivision, a Planned Unit Development, of record in Instrument Number 20041130-0142175, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete and accurate legal description of said lot.

Being the same property conveyed to Larry Flowers and Laureen Flowers, Husband and Wife, by deed dated May 26, 2005 and recorded on June 2, 2005 and of record as Instrument No. 20050602-0062529 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6212 Bent Wood Drive Nashville, TN, 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 14th day of July, 2016

Larry Flowers

Laureen Flowers

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Larry Flowers and Laureen Flowers, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 14th day of July, 2016

Notary Public

My Commission Expires:

JENNIFER A SKINNER
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 08-17-2019
RUTHERFORD COUNTY