WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/03/16 09:19 2 pgs
Fees:13.00 Taxes:411.81
20160803-0079996



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$111,300.00.**

Affiant

Subscribed and sworn to before me this 19th day of July, 2016.

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Azizuddin Sayed	New Owner	07112005000
6057 Frontier Lane		
Nashville, TN 37211	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Affordable Housing Resources, Inc.,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Azizuddin Sayed and wife, Lila Motoufa Sayed,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 44 on the Map of Joywood, of record in Book 974, Page 45, Register's Office for said County.

Said Lot No. 44 fronts 50 feet on the west side of Joy Circle and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Affordable Housing Resources, Inc. from Auborn L. Hager, III, as Substitute Trustee, Inc., on May 5, 2010, of record in Instrument Number 20100505-0034121, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 974, Page 45, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 1066, Page 101 and Book 1086, Page 208, Register's Office for Davidson County, Tennessee.
- Easement and Agreement of record in Book 4144, Page 953, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1841 Joy Circle, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 29, 2016.

Affordable Housing Resources, Inc.

by: Ed Latimer, CEO

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 29th day of July, 2016, before me, appeared Ed Latimer, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the CEO of Affordable Housing Resources, Inc. and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Ed Latimer, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires: 1-6-17

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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, Julie Coone, 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: 5-24-17

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.