WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/23/16 09:47 3 pgs
Fees:18.00 Taxes:340.40
20160823-0087942

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of August, 2016.

Notary Public
MY COMMISSION EXPIRES: March 31, 2020
(AFFIX SEAL)

Holly Phillips
State of Tennessee Notary Public
Rutherford County

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
Memorial Title, LLC, 2690-A Memorial Blvd., Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mohammed Shariq Rafiq	Mohammed Shariq Rafiq	034-05-0A-072.00
(NAME)	(NAME)	
583 Thomas Jefferson Circle	583 Thomas Jefferson Circle	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Sherry L. Booker, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Mohammed Shariq Rafiq and Najma Shariq Rafiq, as husband and wife**, hereinafter called the GRANTEE(S), her heirs and/or 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 Unit No. 72, on the Plan of Monticello Manor, as shown on Plat of record in Plat Book 6250, Page 551, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Sherry L. Booker, unmarried by Warranty Deed dated 10/29/2007 from Sara Joyce Sutton and husband Ricky Wayne Sutton, II of record in Instrument 200711070131185, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (1) All matters as set forth per Plat Book 6250, Page 551, said Register's Office; (2) Declaration of Covenants, Conditions and Restrictions of record in Book 6643, Page 958, said Register's Office; (3) By-Laws of record in Book 6643, Page 950, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 583 Thomas Jefferson Circle, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), her heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), her heirs and/or 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 my hand this 22nd day of August, 2016.

Sherry L. Booker

State of Tennessee
County of Rutherford

Personally appeared before me Sherry L. Booker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of August, 2016.

Holly M Phillips
State of Tennessee Notary Public
Rutherford County

Notary Public: Holly M Phillips
My Commission Expires: March 31, 2020

RETURN TO:
Memorial Title, LLC
2690-A Memorial Blvd.
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

I, Holly M. Phillips, 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.

Attorney or Custodian

Memorial Title, LLC

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, Christopher R. Jackson, a notary public in and for the aforesaid county and state, the within named Holly M. Phillips, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) CHRISTOPHER R. JACKSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

My Commission Expires: March 18, 2019