Davidson County DEEDWARR
Recvd: 08/25/16 15:51 3 pgs
Fees:18.00 Taxes:536.50

20160825-0089233

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $145,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of August, 2016.

Notary Public
My commission expires: 04/03/20

JACKIE MALONE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

06-1607-76504

Address of New Owner:	Send Tax Bills to:	Tax Information:
Shahid A. Choudhury 824 Huntwood Place Nashville, TN 37221	NEW OWNER	128-00-0-056.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **John Robert Hill, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Shahid A. Choudhury and Shahana A. Choudhury, husband and wife**, hereinafter called the Grantees, their successors 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, and being more particularly described as follows, to-wit:

Beginning at a point in the approximate centerline of Old Sawyer Brown Road, said point being the southwest corner of the Barry Zeitun Property of record in Book 6285, Page 570, Register's Office for Davidson County, and running thence with the Southerly boundary line of said property as follows: S 55 deg. 25 min. 48 sec. E passing over an iron pin at 9.56 min. and on in all 393.66 ft. to an iron pin, S. 38 deg. 57 min. 56 sec. E 561.00 ft. to an iron pin, S 27 deg. 48 min. 47 sec. W. 66.00 ft. to an existing iron pin by a walnut tree and S 42 deg. 41 min. 04 sec. E 578.78 ft. to an iron pin in the northerly boundary line of the Old Hickory Ltd. Property of record in Book 6565, page 546, Register's Office for Davidson County; thence with said line N 85 deg. 39 min. 21 sec. W 674.65 ft. to an existing iron pin at the southeast corner of The Charles L. Willoughby property of record in Book 3466, page 30, Register's Office for Davidson County; thence with the boundary of said property the following: N 5 deg. 31 min. 01 sec. E 133.13 ft. to an iron pipe, N 86 deg 49 min. 51 sec. W 228.08 ft. to an existing iron pin, N 46 deg. 13 min. 04 sec. W 44.70 ft. to an existing iron pin and N 89 deg. 41 min. 57 sec. W 116.18 ft. to an existing iron pin in the east boundary line of the Floyd W. Lovvorn property of record in Book 2641, page 515, Register's Office for Davidson County; thence with the boundary of said property N 2 deg. 45 min. 25 sec. E 108.73 ft. to an existing iron pin and N 78 deg. 07 min. 36 sec. W 221.70 ft. to an iron pin in the easterly right-of-way margin of New Sawyer Brown Road, thence with said margin N 7 deg. 14 min. 56 sec. E 203.17 ft. to an iron pin at the southwest corner of the John E. Jennette property of record in Book 5973, page 441, Register's Office for Davidson County; thence with the boundary of said property the following: S 68 deg. 55 min. 11 sec. E 223.34 ft. to an existing iron pin and N 2 deg. 37 min. 08 sec. E 167.15 ft. to an existing iron pin at the southeast corner of the Lawrence L. Barnes property of record in Book 1915, page 338, Register's Office for Davidson County; thence with the boundary of said property the following: N 27 deg. 15 min. 42 sec. E 108.32 ft. to an existing iron pin and N 64 deg. 27 min. 22 sec. W 214.47 ft. passing over an iron pin at 198.82 ft. and on in all 214.47 ft. to a point in the approximate centerline of the Old Sawyer Brown Road; thence with said centerline the

following: N 18 deg. 51 min. 56 sec. E 218.31 ft. to a point and N 27 deg. 43 min. 05 sec. E 87.97 ft. to the point of beginning, according to a survey by Bennett and Sons Surveyors, dated 4/28/87.

For informational purposes only: prior deed references subject property to contain 13.88 acres, more or less.

INCLUDED in the above description but expressly EXCLUDED from this conveyance is that parcel of land described in instrument of record in Instrument No. 20160301-0019533, said Register's Office, to which instrument reference is hereby made for a more complete description.

For informational purposes only: Instrument No. 20160301-0019533 references subject property to contain 5.01 acres, more or less.

Being the same property conveyed to Nouri K. Latif by deed from Intersparex Leddin K. G., dated August 2, 1994, recorded August 4, 1994, of record in Book 9428, Page 405, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to John Robert Hill by deed from Nouri K. Latif, dated September 29, 2014, recorded October 1, 2014, of record in Instrument No. 20141001-0090386, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is unimproved property known as: 7650 Sawyer Brown Road, Nashville, TN 37221.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 25th day of August, 2016.

John Robert Hill

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **John Robert Hill**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 25th day of August, 2016.

Jackie Malone
Notary Public
State of Tennessee at Large

JACKIE MALONE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission expires: 04/03/20

True Copy Certification

I, Christi M. Johnston, 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 Tennessee

County of Wilson

Personally appeared before me, Gail Hudson[Name of Notary], a notary public for this county and state, Christi M. Johnston[Name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-28-2023

My Commission Expires: _____

{Notary' Seal}