This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

BILL GARRETT, Davidson County
Trans:T20160079160 DEEDWARRSP
Recvd: 09/09/16 10:39 4 pgs
Fees:23.00 Taxes:481.00
20160909-0095019

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
HAMIDULLAH DURANI	**HAMIDULLAH DURANI**	**119-12-0-140.00**
1200 Old Hickory BLVD	**1200 Old Hickory BLVD**	
Brentwood, TN 37027	**Brentwood, TN 37027**	

FOR AND IN CONSIDERATION of **$130,000.00 (One Hundred Thirty Thousand Dollars and Zero Cents)**, cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Wells Fargo Bank, NA** have this day bargained and sold, and do hereby transfer and convey unto the said **HAMIDULLAH DURANI**, the Grantees herein, their (successors), heirs and assigns, certain real estate in **Davidson** County, Tennessee as follows:

All that certain parcel of land situated in County of Davidson and State of Tennessee, being known and designated as : A Tract or Parcel of Land In The 10th Councilmanic District of the Metropolitan Government of Nashville and Davidson County, Tennessee, Being All of the Remainder of Lot No. 167 on the Map of Battlewood, Section Two, of record in Book 1835, Pages 95 and 96, Register's Office for said County, not used as a right of way as shown on a survey made by the State of Tennessee, Dept. of Hightway Project S-6326, Tract 13. BEGINNING at a point where the lot line between Lots 167 and 168 intersects the east margin of Drummond Drive; thence easterly 221.51 feet along said lot line to the west right-of-way line of the N.C. & St. L. Railroad; thence southerly 81.41 feet, more or less, along said right-of-way line to the north margin of Briley Parkway; thence South 74 degrees 08 feet 16 inches West 200 feet, more or less, along the north margin of Briley Parkway the same being parallel to the 120 feet from the centerline of Briley Parkway to a point on the east margin of Drummond Drive; thence northerly 32.3 feet, more or less, along the east margin of Drummond Drive to the point of beginning.

220-TN-V3

Property known as: **808 Drummond Drive Nashville, TN 37211.**

Being the same property conveyed to **Wells Fargo Bank, NA** by **Trustee's Deed** recorded on **7/8/2016** at **20160708-0070086**, in the Register's Office of **Davidson** County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever 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 hand this 26 **day of** August **, 2016** the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Wells Fargo Bank, NA

Courtney Blake 8.26.16

Courtney Blake
Vice President Loan Documentation

State of Iowa

County Dallas

On this 26 day of Aug, A.D., 2016, before me, a Notary Public in and for said county, personally appeared Courtney Blake, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VPLD (title) of said Wells Fargo Bank, N.A., by authority of its board of (directors or trustees) and the said (officer's name) Courtney Blake acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

(Signature) (Stamp or Seal)
Notary Public

DARIAN WILLIAMS
Commission Number 792366
My Commission Expires
October 01, 2018

0617026

220-TN-V3

(To be completed by the Grantee)

STATE OF Tennessee

COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is (Select **$130,000.00** or **$0.00** whichever is greater).

Affiant _____

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on September 6, 2016 by John Cleaves, Agent of **Grantee(s) Name(s)** who are personally known to me ~~or have produced _____ as identification,~~ and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Dana Delworth, notary

Commission expires 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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