Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20160093729 DEEDWARR
Recvd: 10/24/16 14:24 2 pgs
Fees:13.00 Taxes:277.50
20161024-0112227

39-B
File #16-1385

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William J. Sitter, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mohammed Osman and Imtiaz Farkhanda, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A tract of land in the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee described as follows: Beginning in the center line of Currey Road at the northwest corner of the property conveyed to M.D. Currey by deed of record in Book 1085, page 346, and later conveyed to Walter M. Williams by deed from M.D. Currey of record in Book 1115, page 420, Register's Office for said County; thence with Williams' west line, southerly 208 feet to Williams' southwest corner; thence westwardly 100 feet to a point; thence northwardly 208 feet to the center line of Currey Road; thence with the center line of said Road eastwardly 100 feet to the beginning.

Being the same property conveyed to William J. Sitter by deed from William S. Russell and wife, Rebecca Russell, dated October 30, 1995, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1209 Currey Road, Nashville, TN 37217.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 21st day of October, 2016.

William J. Sitter

State of Tennessee)
County of Davidson)

On this 21st day of October, 2016, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named William J. Sitter the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 75,000.00.

X

Affiant

Sworn and subscribed before me on this the 21st day of October, 2016.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Mohammed Osman 1209 Currey Road Nashville, TN 37217	NEW OWNER	120-13-39.00