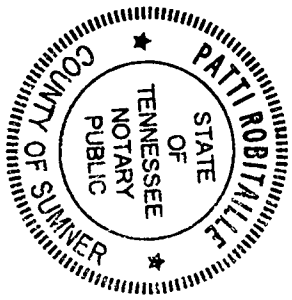
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2016.

Notary Public

MY COMMISSION EXPIRES: 08/22/2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1531 Hunt Club Blvd Suite 106, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mohammad Chaudhry	Quicken Loans, Inc	087-130-048.00
(NAME)	(NAME)	
5912 Hitching Post Ln	1050 Woodward Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Detroit, MI 48226-1906	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160109192 DEEDWARR
Recvd: 12/13/16 09:23 2 pgs
Fees:13.00 Taxes:444.00

20161213-0130352

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, **Syed Huda and Shahana Huda, as husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Mohammad Chaudry aka Asif Chaudhry, a married man and Yasmin A. Chaudhry, his wife, Joint Tenants with Full Rights of Survivorship**, hereinafter called the GRANTEE(S), their 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 Lot No. 165, on the plan of Section Two, Valley Grove, of record in Plat Book 5200, Page 489, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said lot.

Being the same property conveyed to Syed Huda and Shahana Huda, husband and wife by Warranty Deed from Tinnon W. Medley and Bettye S. Medley, husband and wife, dated 01/29/2014, recorded 01/30/2014, of record in Instrument No. 20140130-0008612, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Real property taxes for the year 2017 are a lien but are not yet due and payable; (2) All matters as set forth per Plat Book 5200, Page 489, said Register's Office; (3) Restrictive Covenants of record in Book 6011, Page 300 and Book 6096, Page 283, 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 4448 Gina Brooke Drive, Hermitage, TN 37076
(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), their 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), their 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 our hands this 30 day of November, 2016.

Syed Huda
Syed Huda

Shahana Huda by Syed Huda her attorney in fact
Shahana Huda by Syed Huda, her Attorney-in-fact

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Syed Huda the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of November, 2016.

Patti Robitaille
Notary Public
My Commission Expires: 05/22/2019

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Syed Huda, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he is the attorney-in-fact of Shahana Huda and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Book *, Page _____, Register's office of Davidson County, Tennessee. *20161213-0130351

Witness my hand and Official seal this 30th day of November, 2016.

Patti Robitaille
Notary Public
My Commission Expires: 05/22/2019

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

RETURN TO:
Stewart Title Company Tennessee Division
1531 Hunt Club Blvd Suite 106
Gallatin, TN 37066