WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170000275 DEEDWARR
Recvd: 01/03/17 12:36 2 pgs
Fees:13.00 Taxes:1237.65
20170103-0000309

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$334,500.00**

Affiant

Subscribed and sworn to before me, this 29th day of December, 2016.

Notary Public

MY COMMISSION EXPIRES: 9-11-17
(AFFIX SEAL)

SUSAN FRANKSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Imran Huda	NEW OWNER	171-03-0B
(NAME)	(NAME)	(MAP)
641 Old Hickory Boulevard, Unit #144		082.00-CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Brentwood, TN 37027		
(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 consideration, the receipt of which is hereby acknowledged, I/we, **Timothy Lee Coomer and wife, Sandra Shawn Coomer**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Imran Huda and Shazia Ansari Huda, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Phase One, Section Two, Townhomes of Fredericksburg, R20 Residential P.U.D., of record in Plat Book 9700, Page 364, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Timothy Lee Coomer and wife, Sandra Shawn Coomer by Warranty deed from Mark Lieberman and wife, Karen Lieberman, of record in Instrument No. 20130131-0010140 Register's Office for Davidson County, Tennessee, dated January 25, 2013 and recorded on January 31, 2013.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 641 Old Hickory Boulevard, Unit #144, Brentwood, Tennessee 37027

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 and assigns forever; and we do covenant with the said GRANTEES 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 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/our hand(s) this 29th day of December, 2016.

Timothy Lee Coomer

Sandra Shawn Coomer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Timothy Lee Coomer and Sandra Shawn Coomer with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 29th day of December, 2016.

Notary Public

My Commission Expires: 5/9/2019

