WARRANTY DEED

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

W-RP-16-4221-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,750.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF JANUARY, 2017.

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Syed N. Huda and Shahana Huda	Syed and Shahana Huda	
(NAME)	(NAME)	**087-00-0-031.00**
4221 Central Pike	P.O. Box 249	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076-3114	Hermitage, TN 37076	
(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, **MARC A. WOOD AND KIMBERLY S. WOOD, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SYED N. HUDA AND SHAHANA HUDA, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the Fourth Civil District of Davidson County, Tennessee, described according to a survey made by Clay D. Couch, Jr. Surveyor, March 15, 1966, as follows:

Beginning in the center of Central Pike at the southeast corner of the property conveyed to Richard Skulley and wife, by deed from Lewis Johnson and wife, of record in Book 3770, page 631, Register's Office for said County; thence with said Skully's eastern boundary line North 26° 13' West 886.1 feet to an iron pin; thence South 82° 48' East 136 feet to an iron pin; thence South 10° 47' East 97 feet to an iron pin; thence South 29° 21' East 83 feet to an iron pin; thence South 51° 21' East 266.1 feet to an iron pin; thence South 72° 48' East 97.3 feet to a post; thence South 14° 18' West 182.8 feet to an iron pin; thence South 24° 27' East 188 feet to the center of Central Pike; thence with the center of said Pike South 63° 45' West 151.4 feet to the point of beginning, containing 3 acres, more or less.

Being the same property conveyed to Marc A. Wood and wife, Kimberly S. Wood by Warranty deed from William W. Winfree and wife, Donna M. Winfree of record in Instrument No. 20030918-0138085 Register's Office for Davidson County, Tennessee, dated September 16, 2003 and recorded on September 18, 2003.

This instrument is being executed pursuant to a Power of Attorney of record in Instrument No. 20170109-0001963, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Property taxes for the year 2017 and subsequent.
- Easement for private road on and across premises, as set out in deed of record in Book 281, Page 304, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4221 Central Pike, Hermitage, Tennessee 37076-3114**.

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 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 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.

BILL GARRETT, Davidson County
Trans:T20170001719 DEEDWARR
Recvd: 01/09/17 08:45 2 pgs
Fees:13.00 Taxes:1057.28
20170109-0001964

Witness my/our hand(s) this the 4th DAY OF JANUARY, 2017.

Marc A. Wood by Kimberly S. Wood Attorney in Fact
Marc A. Wood by Kimberly S. Wood as Attorney in Fact

Kimberly S. Wood
Kimberly S. Wood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KIMBERLY S. WOOD, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MARC A. WOOD, and who acknowledged he/she/they executed the same as the free act and deed of the said MARC A. WOOD.

Witness my hand and official seal, this the 4th of January, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KIMBERLY S. WOOD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of January, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212