WARRANTY DEED

CONNIE L. TIMBS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $54,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF FEBRUARY, 2017

Notary Public

MY COMMISSION EXPIRES: 2-4-2019
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20170015021 DEEDWARR
Recvd: 02/21/17 10:24 2 pgs
Fees:13.00 Taxes:199.80
20170221-0017095

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company
165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Rafee Syed and Fatimah Syed	Rafee Syed and Fatimah Syed	26-5-96
(NAME)	(NAME)	
5116 Woodland Hills Drive	5116 Woodland Hills Drive	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20170139

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, DARYL T. KING**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **RAFEE SYED AND FATIMAH SYED, HUSBAND AND WIFE**, hereinafter called the GRANTEES, their heirs and 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. 24 on the Resubdivision Plat of Lots 10, 11, 12, 24 and 25, Block "H", Roscoe Place, 3rd and 4th Additions, as surveyed by Steven E. Artz and Associates, Inc., dated 1/22/2014 and filed of record on 4/11/2014 in Instrument No. 20140411-0030731, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Daryl T. King by deed from Johnny C. Garrett, IV and Timothy M. Garrett as Co-Executors of The Estate of Ann Bigger Garrett, dated April 11, 2014, of record in Instrument No. 20140415-0031502, Register's Office for Davidson County, Tennessee.

Unimproved ☒

This is improved ☐ property, known as 126 Rivergate Parkway, Goodlettsville, TN 37072
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 16th day of February, 2017

Daryl T. King

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Daryl T. King, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th of February, 2017.

Melissa D. Rogers
Notary Public
My Commission Expires: 4/19/17

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY