WARRANTY DEED

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

J-EH-16-5908-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF APRIL, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/20/2019
(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)
Hussain Chagani and Zohra Chagani	**New owner**	
(NAME)	(NAME)	**091-06-0-027.00**
8104 Cambury Cove West		
(ADDRESS)	(ADDRESS)	
Germantown, TN 38138		
(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, **LENI CHICK AND HUSBAND, ROBERT CHICK,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HUSSAIN CHAGANI AND WIFE, ZOHRA CHAGANI,** 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 Davidson County, Tennessee, being Lot No. 5 on the Preliminary Plan of the Morrow Road Subdivision described according to a survey made by W. M. Turner Co. Engineers, 8-7-47, as follows:

Beginning at a point on the Northerly margin of Morrow Road, 222 feet Easterly from the Northeast corner of said Morrow Road and 60th Avenue North, thence with the Northerly margin of said Morrow Road, South 5 degrees 15' East 55.1 feet to the common corner of Lots Nos. 5 and 6; thence with the line between said Lots Nos. 5 and 6 Northerly 125 feet to a point on the Southerly margin of an alley; thence with the Southerly margin of said Alley North 58 degrees 15' West 55.5 feet to the common corner of Lots Nos. 4 and 5; thence with the line between said Lots Nos. 4 and 5 Southerly 125 feet to the beginning.

Being the same property conveyed to Leni Chick and husband, Robert Chick by Quitclaim Deed from Jimmy Britt and wife, Cheryl Britt, of record in Instrument No. 20130826-0089561, Register's Office for Davidson County, Tennessee, dated August 20, 2013 and recorded on August 26, 2013. (Value of consideration shown in aforementioned Deed $72,583.00)

This conveyance is subject to:
- Taxes for the year 2017, a lien due and payable, but not delinquent.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5908 Morrow Road, Nashville, Tennessee 37209-1939**.

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:T20170029380 DEEDWARR
Recvd: 04/07/17 09:13 2 pgs
Fees:13.00 Taxes:754.80
20170407-0034045

Witness my/our hand(s) this the 5th DAY OF APRIL, 2017.

Leni Chick

Robert Chick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LENI CHICK, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of April, 2017.

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

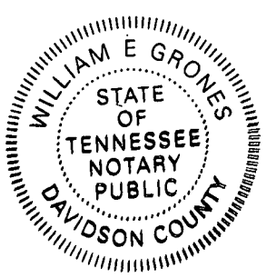


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT CHICK, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of April, 2017.

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



RETURN TO:
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2012 21st Avenue South
Nashville, TN 37212