THIS INSTRUMENT PREPARED BY:
WILLIAM TIMOTHY HILL
PRICE, HILL & KOLARICH
201 FOURTH AVE NORTH STE 1800
NASHVILLE, TN 37219

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #:
Mukhtar Siddiqi 4021 Woodlawn Pike Knoxville, TN 37920	Mukhtar Siddiqi 4021 Woodlawn Pike Knoxville, TN 37920	148-06-0 042.00

STATE OF TENNESSEE)
COUNTY OF DAIDSON)

The actual consideration or value, whichever is greater, for this transfer is $126,250.00

AFFIANT

BILL GARRETT, Davidson County
Trans:T20170036022 DEEDWARR
Recvd: 04/28/17 12:32 2 pgs
Fees:13.00 Taxes:467.13
20170428-0041962

SWORN to and subscribed before me on this 27 day of April, 2017

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES:
3/8/2021

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, Grantors, **AUTUMN J. MORRIS and ROBERT WILLIAM MORRIS, JR (also known as Bob Morris and known as Robert Morris),** by these presents do hereby sell and convey unto Grantee, **MUKHTAR SIDDIQI**, his heirs and assigns, all right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 46, as shown on the map entitled Murray Heights, or record in Plat Book 2663, page 37, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Autumn Morris and William Robert Morris, Jr. by Warranty Deed at Instrument 20070110-0004111 in the Register's Office for Davidson County, Tennessee and being the same property conveyed to Autumn Morris by deed of record at Instrument 20170428-0041961, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 3812 East Ridge Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said real estate with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns forever. Grantors covenant that it is lawfully seized and possessed of said real estate in fee simple and has the right to convey it and that the same is unencumbered, except as stated herein as follows:

1. 2017 Davidson County property taxes are a lien but not yet due and payable. These taxes have been prorated.

2. All matters as shown on the Plan of record in Book 2663, page 37, said Register's Office.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6171, page 888, said Register's Office.

4. Declarations of Covenants, Condition, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 2706, page 329, said Register's Office.

Grantor further covenants and binds herself, her heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, his heirs and assigns, against the lawful claims of all persons whatsoever.

Witness our hands this the 27th day of April, 2017.

Autumn J. Morris

Robert William Morris, Jr.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, William Timothy Hill, a Notary Public in and for the State and County aforesaid, personally appeared **AUTUMN J. MORRIS and ROBERT WILLIAM MORRIS, JR. also known as Robert Morris, also known as BOB MORRIS** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 27th day of April, 2017, at Nashville, Tennessee.

NOTARY PUBLIC

WILLIAM TIMOTHY HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020

My Commission Expires: