This instrument prepared by:
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 171077TN

BILL GARRETT, Davidson County
Trans:T20170045485 DEEDWARR
Recvd: 05/30/17 10:58 2 pgs
Fees:13.00 Taxes:925.00
20170530-0053263

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Frank Newsom II	New owner	**72-6-32.00**
1036 Iverson Ave		
Nashville, TN 37216		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mohammad Anwar and wife, Marijhan Anwar** , hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Frank Newsom II** hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 60 on the plan of Maynor Place of record in Book 843, page 24, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mohammad Anwar and wife, Marijhann Anwar by Special Warranty Deed from Peggy D. Mathes, Administrator of the Estate of Ann Flury Shaw dated April 28, 2017, filed of record in Instrument Number 20170501-0042744, in the Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2017 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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, his/her heirs and assigns, forever;

AND **Mohammad Anwar and wife, Marijhan Anwar** do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Mohammad Anwar and wife, Marijhan Anwar** further covenant and bind their heirs

and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: **1036 Iverson Ave, Nashville, TN 37216**.

Executed on this 26th day of May. 2017

Mohammad Anwar

Marijhan Anwar

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public of said County and State, **Mohammad Anwar and wife, Marijhan Anwar,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **they** executed the within instrument for the purposes therein contained.

Witness my hand this 26th day of May, 2017.

Notary Public

My Commission Expires: 1-8-19

TISHA C BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is ~~$250,000~~.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 26th day of May, 2017.

Notary Public

My Commission Expires: 1-8-19

TISHA C BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires