(Notary Stamp)	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $266,000.00. Affiant Subscribed and sworn to before me this 22nd day of June, 2017. Notary Public My commission expires: 1819

TISHA C BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1819

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
1535 W. Northfield Blvd, Ste 2, Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Mohammad Anwar and Marijhan Anwar	Mohammad Anwar and Marijhan Anwar	061-06-0-062.00
4108 Hutson Avenue	5549 Oakchase Drive	
Nashville, TN 37216-1605	Antioch TN 37013	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Rachael A. Landry

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Mohammad Anwar and wife, Marijhan Anwar

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 212 and the southerly 50 feet of Lot No. 211, on the Plan of Maplewood Heights 2nd Subdivision of record in Plat Book 6200, Page 847, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 212 and the southerly 50 feet of Lot No. 211 adjoin the front together 150 feet on the westerly side of Hutson Avenue and extend back between parallel lines 300 feet to a dead line in the rear.

Being a portion of the same property conveyed to Rachael A. Landry by Warranty deed from Larry W. East and Deborah L. East, husband and wife of record in Instrument No. 20131216-0126628 Register's Office for Davidson County, Tennessee, dated November 26, 2013 and recorded on December 16, 2013.

The Grantor is unmarried.

BILL GARRETT, Davidson County
Trans:T20170056092 DEEDWARR
Recvd: 06/30/17 10:35 2 pgs
Fees:13.00 Taxes:984.20
20170630-0065981

This is improved property known as **4108 Hutson Avenue, Nashville, TN 37216**.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows: Subject to all matters shown on the Plan of record in Plat Book 547, Page 103 and Plat Book 6200, Page 847, Restrictions of record in Book 7838, Page 762, all in the Register's Office for Davidson County, Tennessee. And/or Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 22nd day of June, 2017.

Rachael A. Landry

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Rachael A. Landry, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 22nd day of June, 2017.

Notary Public
My Commission Expires: 4/18/21

Danielle Marie Crane
State of Tennessee Notary Public
Rutherford County

SolomonParks File No. 2173891