BILL GARRETT, Davidson County
Trans:T20170065907 DEEDWARR
Recvd: 08/01/17 12:10 2 pgs
Fees:13.00 Taxes:510.60

20170801-0077973

**Prepared By & Return To:**
Tennessee Title Services, LLC
112 Center Pointe Drive, Suite A
Clarksville, TN 37040
17-0336CV

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

Keandra Meneese
Affiant

JONATHAN R. VINSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of July, 2017

Notary Public
Commission Expires: 04/13/2021

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Mukhtar A Siddiqi<br>4021 Woodlawn Pike<br>Knoxville, TN 37920 | New Owner | 148 07 0 138.00 |

# WARRANTY DEED

FOR AND IN 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/WE,

**Keandra Peters Meneese and Kristen Peters, as equal tenants in common**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Mukhtar A. Siddiqi, married**

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. 908 on the Plan of Cherokee Hills. Section Nine, of record in Book 4300, Page 135, Register's Office for said County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

BEING the same property conveyed to Jimmy Peters and wife, Deborah Peters, by deed from Bobby Ray Vaughan and wife, Cheryl Louise Vaughan, of record in Book 6787, Page 758, Register's Office for Davidson County, Tennessee. The said Deborah Peters predeceased Jimmy Peters, having died December 8, 1989. The said Jimmy Peters, being one and the same as Jimmy Lee Peters, died intestate June 8, 2010, and his estate was administered in the Seventh Circuit Court for Davidson County, Tennessee at Nashville, Probate Division, under Docket No. 10P-1261. Reference is also made to the Final Order to Reopen the Estate and Enforce the Agreed Settlement Agreement that conveys the property to Keandra Peters Meneese and Kristen Peters, as equal tenants in common,

from Mersheila Ayers, by Court Order, dated 6/30/16 and recorded on 8/4/16, in Instrument No. 20160804-0080901, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 225 Rader Court, Antioch, TN 37013.

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 we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 27th day of July, 2017.

Keandra Peters Meneese

Keandra Peters Meneese

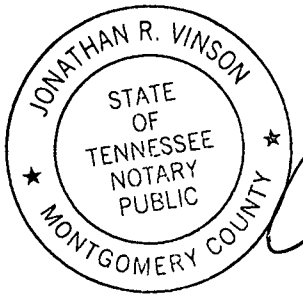
Kristen Peters

Kristen Peters

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Keandra Peters Meneese and Kristen Peters, as equal tenants in common** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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




Notary Public
My Commission Expires: 04/13/2021

(Notary Seal)