BILL GARRETT, Davidson County
Trans:T20170070236 DEEDWARR
Recvd: 08/14/17 11:52 2 pgs
Fees:13.00 Taxes:747.40
20170814-0083133

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176604

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $202,000.00

Affiant

Subscribed and sworn to before me, this the 10th day of August, 2017.

Notary Public
My Commission Expires: 3/20/18

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Safiya Sultana 1113 Silvermoon Drive Antioch, TN 37013	Bank of America 4500 Amon Carter Ft. Worth TX 76155	174 01-A-124

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Calvin Tate, Jr., married**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Safiya Sultana, a married woman, Nida Fatima and Fawwad Mohammed as joint tenants with rights of survivorship**, 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:

Being all of Lot No. 106, on the plan of Final Plat, Rivendell Woods Subdivision, Phase II, Section I, according to plat and survey appearing of record in Instrument Number 20100525-0040359, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Calvin Tate, Jr., an unmarried man by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, recorded on the 4th day of August, 2011 in Instrument No. 20110804-0060100, in the Register's Office of Davidson County, Tennessee.

Aprill Tate joins in the execution of this instrument for the purpose of conveying any/all interest she may have in subject property by virtue of her marriage to Calvin Tate, Jr.

This is ☒ Improved OR ☐ Unimproved property located at: **1113 Silvermoon Drive, Antioch, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying their prorated share thereof to the GRANTEE who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 do 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

to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, Grantor has executed this instrument on this 10th day of August, 2017.

X _____
Calvin Tate, Jr.

X _____
Aprill Tate

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Calvin Tate Jr. and Aprill Tate**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of August, 2017.

_____
Notary Public
My Commission expires: _____

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020