WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170073781 DEEDWARR
Recvd: 08/24/17 10:49 3 pgs
Fees:18.00 Taxes:547.23
20170824-0087050

File No. RW0003295

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of August, 2017.

Notary Public

MY COMMISSION EXPIRES: 9.20.20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Araz Mohamad	New Owner	162-05-0-129.00
(NAME)	(NAME)	
309 Ocala Drive	6471 Holt Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **James Stephen Pugh Jr., Julia Anna Osborne** and **Jayme Alyssa Pugh, devisees under the Last Will & Testament of James S. Pugh, Sr., and Julia Anna Osborne, Executrix of the Estate of James S. Pugh, Sr.,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Araz Mohamad,** unmarried, HEREINAFTER CALLED THE GRANTEE, 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. 206 on the Map of Hickory Valley Subdivision, Section 2, as of record in Book 4175, Page 158, Register's Office for said County.

Beginning at a point in the westerly margin of Country Drive, said point being the common front corner of Lots Nos. 206 and 207; thence with the common boundary line between said lots, easterly 120.40 feet to a concrete monument; thence northerly 131.69 feet to a point in the southerly margin of Ocala Drive; thence with the same westerly 84.82 feet to a concrete monument, the beginning of a curve; thence around said curve having a radius of 25 feet, southwesterly 38.46 feet to a concrete monument in the easterly margin of Country Drive; thence with the same southerly 101.10 feet to the point of beginning.

Being the same property conveyed to James S. Pugh and wife, Judith C. Pugh, by Warranty Deed from Patricia A. Candee, Unmarried, dated November 2, 1979, recorded November 5, 1979 in Book 5525, Page 209. The said Judith C. Pugh having since died on _____, the property became vested in James S. Pugh as surviving tenant by the entirety. The said James S. Pugh having since died testate on January 23, 2017 and his Last Will & Testament having been admitted for probate in Docket No. 17P753, in the Circuit Court for Davidson County, Tennessee. Julie Anna Osborne has been appointed Executrix of the Estate of James S. Pugh, Sr.. The subject property was devised to James Stephen Pugh, Jr., Julia Anna Osborne and Jayme Alyssa Pugh in the Last Will and Testament of James S. Pugh, Sr., who all join in this conveyance.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2017 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 309 Ocala Drive, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 22nd day of August, 2017.

James Stephen Pugh Jr., individually

Julia Anna Osborne, individually

Jayme Alyssa Pugh, individually

Julia Anna Osborne,
Executrix of the Estate of James S. Pugh, Sr.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James Stephen Pugh Jr., Julia Anna Osborne, Jayme Alyssa Pugh, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 22nd day of August, 2017.

Notary Public

My commission expires: 12.19.19

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

STATE OF TENNESSEE
COUNTY OF Sevier

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Julia Anna Osborne, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that she is Executrix of the Estate of James Stephen Pugh, Sr., and that she as such Executrix executed the within instrument for the purposes therein contained, by signing the name of the Estate as Executrix.

Witness my hand this 22nd day of August, 2017.

Notary Public

My commission expires: 12.18.19

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206