WARRANTY DEED

Bill Garrett Davidson County
Batch# 6236 DEEDWARR
10/02/2017 09:15:25 AM 2 pgs
Fees: $13.00 Taxes: $172.05

20171002-0100251

J-SPB-17-1532-H2

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $46,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sarkawt Mirza and Shina Mustafa	**New Owner**	
(NAME)	(NAME)	
401 Elaine Ct.		**63-2-29.00**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CAMBRIDGE BUILDING GROUP, LLC, A NEVADA LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SARKAWT MIRZA AND WIFE, SHINA MUSTAFA,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 119 on the Plan of Nawakwa Hills PowWow Addition, Section 4, of record in Plat Book 974, Page 26, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Cambridge Building Group, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Melvin E. Sloan, married, recorded July 28, 2017 in Instrument No. 20170728-0076585 and further being the same property conveyed to Melvin E. Sloan by Quitclaim Deed from Margaret M. Sloan, recorded July 2, 2014 in Instrument No. 20140702-0058021, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 974, Page 26, Register's Office for Davidson County, Tennessee.
- Subject to 2017 County Property Taxes and subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1532 Mohawk Trail, Madison, Tennessee 37115**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 28th DAY OF SEPTEMBER, 2017.

Cambridge Building Group, LLC

BY: _____
Terry Gilley
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERRY GILLEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of CAMBRIDGE BUILDING GROUP, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th of September, 2017.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212