WARRANTY DEED

Bill Garrett Davidson County
Batch# 19257 DEEDWARR
10/30/2017 10:32:54 AM 2 pgs
Fees: $13.00 Taxes: $1,369.00

20171030-0110840

STATE OF TENNESSEE
COUNTY OF Davidson

$370,000.00

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$375,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of October, 2017.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires 07-05-2021

(AFFIX SEAL)

STEPHANIE DOME STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Naved Mohammed Mohyuddin	Naved Mohammed Mohyuddin	114080A04100C
(NAME)	(NAME)	
805 Cedar Crest Drive	5007 Mountview PL.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Brentwood TN 37027	
(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 considerations, the receipt of which is hereby acknowledged, we, **Jay Paul Lockhart Jr. and wife, Melissa Lockhart**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Naved Mohammed Mohyuddin and Rakiba Jahanara Mohyuddin, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot No. 41, on the Plan of Cedar Crest Subdivision, Phase II of record in Plat Book 9700, Page 37, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Jay Paul Lockhart, Jr. and wife, Melissa Lockhart by Deed dated September 5, 1997 from Fox Ridge Homes, Inc. of record in Book 10605, Page 647, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per plat at Book 9700, Page 37; (2) Restrictions of record in Book 7213, Page 973, as amended of record in Book 10086, Page 772; (3) Restrictions of record in Book 10174, Page 199; (4) Restrictions of record in Instrument 200208230102246, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 805 Cedar Crest Drive, Nashville, TN 37209
(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 GRANTEE(S), their heirs and/or 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/or 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 our hands this 25th day of October, 2017.

Jay Paul Lockhart Jr., by Melissa Lockhart, Attorney in Fact

Attorney in Fact

Melissa Lockhart

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melissa A. Lockhart, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 25th day of October, 2017.

Notary Public
My Commission Expires: March 18, 2019

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Davidson

On this 25th day of October, 2017, before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Melissa Lockhart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Jay Paul Lockhart, Jr., and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No. 20171030-0110839, in the Register's Office for Davidson County, Tennessee.

Notary Public
My Commission Expires: March 18, 2019

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-RA-17-505