WARRANTY DEED

Bill Garrett Davidson County
Batch# 24082 **DEEDWARR**
11/08/2017 12:39:45 PM 4 pgs
Fees: $23.00 Taxes: $665.63

20171108-0115057

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of November, 2017.

Notary Public

MY COMMISSION EXPIRES: 4-28-19

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mukhtar A. Siddiqi	New Owner	148 14 0 265.00
(NAME)	(NAME)	
4021 Woodlawn Pike		
(ADDRESS)	(ADDRESS)	
Knoxville, TN 37920		
(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, **Houston L. Pewett, Jr., Successor Trustee of The Houston L. Pewett Bypass Trust, a Trust established under the First Amendment to the Houston L. Pewett Living Trust under agreement dated November 16, 1995, as amended on May 8, 2002 Houston L. Pewett, Jr., Successor Trustee of the Adrian Merle Pewett Living Trust under agreement dated November 16, 1995**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Mukhtar A. Siddiqi**, hereinafter called the GRANTEE (S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being all of Lot No. 3 on the Plan of Colewood Acres, Section 5, of record in Plat Book 5200, Page 303, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Adrian Merle Pewett, Trustee of the Houston L. Pewett Bypass Trust, a Trust established under the First Amendment to the Houston L. Pewett Living Trust under agreement dated November 16, 1995, as amended on May 8, 2002 by Quitclaim Deed from Adrian Merle Pewett, Successor Trustee of the Houston L. Pewett Living Trust under agreement dated November 16, 1995 dated 06/01/2003, recorded 06/06/2003, of record in Instrument No. 20030606-0078379, in the Register's Office for Davidson County, Tennessee.

The said Adrian Merle Pewett died intestate on September 15, 2014, leaving the said Houston L. Pewett, Jr. Successor Trustee of the Houston L. Pewett Bypass Trust, as his/her sole heirs at law.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2018 and subsequent years, a lien not yet due and payable.

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN 37203
File No. 1171095

All matters shown on the plat of record in Plat Book 5200, Page 303, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 5710, Page 137, Amendment to Restrictive of record in Book 5725, Page 540, in the Register's Office for Davidson County, Tennessee.

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 909 & 911 Keeley Court, 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 GRANTEE(S), 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), 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 6th day of November, 2017.

HOUSTON L. PEWETT, JR., SUCCESSOR TRUSTEE OF THE HOUSTON L. PEWETT BYPASS TRUST

Houston L. Pewett Jr. TRUSTEE

By: Houston L. Pewett, Jr.
Its: Successor Trustee

HOUSTON L. PEWETT, JR., SUCCESSOR TRUSTEE OF THE ADRIAN MERLE PEWETT LIVING TRUST UNDER AGREEMENT DATED NOVEMBER 16, 1995

Houston L. Pewett Jr. TRUSTEE

By: Houston L. Pewett, Jr.
Its: Successor Trustee

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Houston L. Pewett, Jr., Successor Trustee of The Houston L. Pewett Bypass Trust, a Trust established under the First Amendment of the Houston L. Pewett Living Trust under agreement dated November 16, 1995, as amended on May 8, 2002, with whom I am personally acquainted, and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal this 6th day of November, 2017.

Michelle Lee Pepper

Notary Public
My Commission Expires:

May 22, 2019

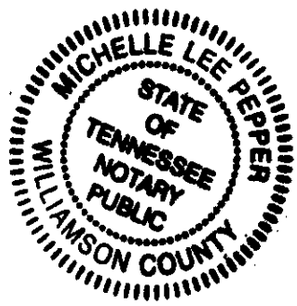
MICHELLE LEE PEPPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Houston L. Pewett, Jr., Successor Trustee of the Adrian Merle Pewett Living Trust under agreement dated November 16, 1995, with whom I am personally acquainted, and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal this 6th day of November, 2017.

Notary Public
My Commission Expires: May 22, 2019



RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

EXHIBIT "A"

File No.: 01288-40435

Being the same property conveyed to Adrian Merle Pewett, Trustee of the Adrian Merle Pewett Living Trust under agreement dated November 16, 1995, as to a fifty percent (50%) undivided interest by Quitclaim Deed from Pewett Center Partnership, a Florida general partnership, dated October 1, 2002, recorded June 6, 2003, of record in Instrument No. 20030606-0078378, Register's Office for Davidson County, Tennessee.