Bill Garrett Davidson County
Batch# 37623 DEEDWARR
12/15/2017 03:30:58 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20171215-0128215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF DECEMBER 2017.

Notary Public

MY COMMISSION EXPIRES: 7.2.18
(AFFIX SEAL)

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 17-1125

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Hafiz Yafai, a married person	NEW OWNER	#08111041900, #08111041800
(NAME) 9725 Turner Lane	(NAME)	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED THOUSAND AND NO/100 DOLLARS ($500,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CHARLES E. BOWERS, MARRIED AND CHARLES E. BOWERS, TRUSTEE OF THE VICKI L. GREER TESTAMENTARY TRUST

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

HAFIZ YAFAI, A MARRIED PERSON,

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:

Land in Davidson County, Tennessee, being the easterly part of Lot No. 191, in D.T. McGavock and others Addition to the City of Nashville, Tennessee, called the addition to the Town of McGavock, as of record in Book 21, Page 41, Register's Office for said County.

Beginning on the southerly margin of Buchanan Street at the northeasterly line of Willie Greer's property recorded in Book 4926, Page 12, RODC, TN; thence along the southerly margin of Buchanan Street easterly 48 feet to a 16 foot alley; thence southerly with the easterly line of said alley 105 feet to a point; thence westerly 43 feet to the southerly line of Greer's property; thence northerly with the Greer line to Buchanan Street, the point of beginning.

Being the same property conveyed to Willie L. Greer and wife, Peggy J. Greer by deed from George Payne Lofton McCool, an unmarried person, of record in Book 4996, Page 857, dated January 23, 1976, Register's Office for said County. The said Peggy J. Greer died July 22, 1983, leaving the said Willie L. Greer as surviving tenant by the entirety. The said Willie L. Greer died testate on November 8, 2009, and the Will was admitted to Probate as Probate No. 17P1967 of record in Probate Court of Davidson County, Tennessee. The Grantors herein execute this instrument as Devisees Under the Will of Willie L. Greer.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 21, Page 41, said Register's Office.

and,

Land in Davidson County, Tennessee, being part of Lot No. 191 in D.T. McGavock and others addition to the City of Nashville, Tennessee, called the addition to the Town of McGavock as of record in Book 21, Page 41, Register's Office for said County.

Beginning at a point 100 feet eastwardly from 14th Avenue, North, formerly Hydes Ferry Pike, running thence easterly 50 feet; thence southerly and parallel with said 14th Avenue 129 feet to a point in the line separating said Lot 191 and 192; thence westwardly with said last mentioned line 43 feet to a point 86 feet eastwardly from the 14th Avenue and thence northerly and parallel with 14th Avenue North to the point of beginning.

Being the same property conveyed to Willie L. Greer by deed from Willie Greer, widower, of record in Book 7833, Page 748, dated May 4, 1989, Register's Office for said County. See also deed of record in Book 4926, Page 12, Register's Office for said County. The said Peggy J. Greer died July 22, 1983. The said Willie L. Greer died testate on November 8, 2009, and the Will was admitted to Probate as Probate No. 17P1967 of record in Probate Court of Davidson County, Tennessee. The Grantors herein execute this instrument as Devisees Under the Will of Willie L. Greer.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 21, Page 41, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

Vickie L. Greer and Vicki L. Greer being one and the same person.

unimproved ☐
This is improved ☒ property, known as 1207 Buchanan Street, Nashville, TN 37208 and 1209 Buchanan Street, Nashville, TN 37208

(House No.) (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 our hands this 14th day of December, 2017.

Charles E. Bowers

Charles E. Bowers, Trustee of The Vicki L. Greer Testamentary Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of December, 2017, before me personally appeared Charles E. Bowers to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee, this 14th day of December, 2017.

Commission Expires: 7.2.18

Notary Public

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of December, 2017, before me personally appeared Charles E. Bowers, Trustee of The Vicki L. Greer Testamentary Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is Trustee of The Vicki L. Greer Testamentary Trust, and as such Trustee, he is authorized to execute this instrument on behalf of Trust.

Witness my hand and official seal at Davidson County, Tennessee, this 14th day of December, 2017.

Commission Expires: 7.2.18

Notary Public

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.