Bill Garrett Davidson County
Batch# 50507 DEEDWARR
01/23/2018 12:58:10 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20180123-0006946

WARRANTY DEED

MICHELLE LEE PEPPER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of January, 2018.

Notary Public

MY COMMISSION EXPIRES: May 22, 2019

(AFFIX SEAL)

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-41620

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	162-07-O-129, 162-07-O-002
(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, we, **Cathy L. Myatt,and Clyde Stanley Myatt, wife and husband, and Houston L. Pewett, Jr., Successor Trustee of the Adrian Merle Pewett Living Trust U/A/D May 16, 1995, as amended on May 8, 2002 and further amended on October 18, 2002**, 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), his heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Parcel I:
Land in Davidson County, Tennessee, being Lot No. 83A , on the plan of Resubdivision of Lot No. 83 of Antioch Park, Section One, of record in Plat Book 4955, Page 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description. Beginning at a point in the north margin of Tusculum Road, said point being 125.2 feet east of the east margin of Shihmen Drive, thence leaving said margin north 9 degrees 32 minutes east a distance of 122.2 feet to a monument; thence north 69 degrees 36 minutes a distance of 81.31 feet to a point; thence south 9 degrees 32 minutes west a distance of 162.77 feet to the north margin of Tusculum Road; thence with said margin north 80 degrees 28 minutes west a distance of 70.46 feet to the point of beginning.

Parcel II:
Land in Davidson County, Tennessee, being Lot No. 83B on the Plan of Resubdivision of Lot No. 83 of Antioch Park, Section One, of record in Plat Book 4955, Page 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description. Beginning at a point in the north margin of Tusculum Road, said point being 195.7 feet east of the east margin of Shihmen Drive; thence leaving said margin north 9 degrees 32 minutes east a distance of 162.77 feet to a point; thence north 69 degrees 36 minutes east a distance of 84.24 feet to an iron pin in concrete; thence south 9 degrees 32 minutes west a distance of 194.81 feet to a point in the north margin of Tusculum Road; thence with said north margin north 80 degrees 28 minutes west, a distance of 61.00 feet, thence south 9 degrees 32 minutes west, a distance of 10.00 feet, thence north 80 degrees 28 minutes.

Being the same property conveyed to Adrian Merle Pewett, Trustee of The Adrian Merle Pewett Living Trust by Quitclaim Deed from Adrian Merle Pewett, Trustee of The Houston L. Pewett Bypass Trust, a trust established under the First Amendment to Houston L. Pewett Living Trust under agreement dated November 16, 1995 as amended May 8, 2002 , dated October 24, 2006 and recorded October 27, 2006 of record in Instrument No. 20061027-0133190, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Adrian Merle Pewett, Trustee of The Houston L. Pewett Bypass Trust established under the First Amendment to Houston L. Pewett Living Trust under agreement dated November 16, 1995 as amended May 8, 2002 by Quitclaim Deed from Adrian Merle Pewett, Trustee of The Adrian Merle Pewett Living Trust, dated September 25, 2006 and recorded September 29, 2006 of record in Instrument No. 20060929-0120478, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to one half undivided interest to Cathy L. Myatt, & Clyde Stanley Myatt, wife and husband, their interest being held as tenants by the entireties, and a one half undivided interest to Adrian Merle Pewett, as Trustee of the Adrian Merle Pewett Living Trust by Warranty Deed from Glynn J. Dowdle dated July 14, 2006 and recorded July 14, 2006 of record in Instrument No. 20060714-0085159 and Affidavit of Scrivener's Error recorded as Instrument No. 20061018-0129421, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING;

Taxes for 2018 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 4955, Page 120 and Plat Book 3600, Page 96 in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded, as Book 3861, Page 744, 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 96 & 98 Tusculum Road, A, B, Antioch, TN 37013
(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), his 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), his 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 19th day of January, 2018.

Cathy L. Myatt

Clyde Stanley Myatt

HOUSTON L. PEWETT, JR., SUCCESSOR TRUSTEE
OF THE ADRIAN MERLE PEWETT LIVING TRUST U/A/
D MAY 16, 1995

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

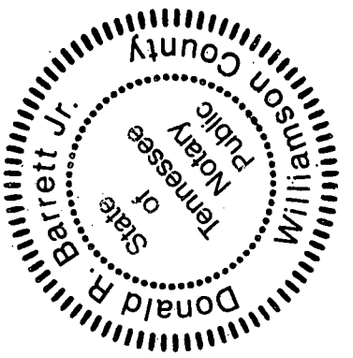
File No.: 01288-41620
SMG TN Warranty Deed

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 Cathy L. Myatt and Clyde Stanley Myatt, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of January, 2018.

Notary Public
My Commission Expires; 8/15/21

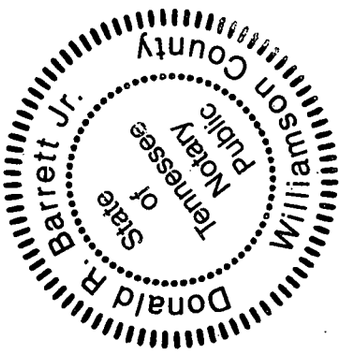


State of Tennessee
County of Williamson

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 U/A/D November 16, 1995 as amended on May 8, 2002 and further amended October 18, 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 19th day of January, 2018.

Notary Public
My Commission Expires; 8/15/21



RETURN TO:
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5107 Maryland Way
Brentwood, TN 37027