WARRANTY DEED

Bill Garrett Davidson County
Batch# 54172 DEEDWARR
02/02/2018 10:57:39 AM 2 pgs
Fees: $13.00 Taxes: $1,135.90

20180202-0010823

LISA S. ALLARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $307,000.00.

Affiant

Subscribed and sworn to before me this 1st day of February, 2018

Notary Public
My Commission expires: 9/29/2021
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Evan R. Camden	Prime Lending	07112005000
1841 Joy Circle	2550 Meridan Blvd #200	
Nashville, TN 37207	Franklin, TN 37067	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Azizuddin Sayed**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Evan R. Camden and Jordan E. Neeley, joint tenants with right of survivorship**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 44 on the Map of Joywood, of record in Book 974, Page 45, Register's Office for said County.

Said Lot No. 44 fronts 50 feet on the west side of Joy Circle and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Azizuddin Sayed and wife, Lila Motoufa Sayed, from Affordable Housing Resources, Inc., by deed on July 29, 2016, of record in Instrument Number 20160803-0079996, Register's Office for Davidson County, Tennessee. Said Lila Matoufa Sayed (a/k/a Matoufa Lila Sayed) having since conveyed her interest to Azizuddin Sayed by Quitclaim Deed dated August 14, 2017 and found of record in Instrument Number 20170830-0089307, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 974, Page 45, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 1066, Page 101 and Book 1086, Page 208, Register's Office for Davidson County, Tennessee.
- Easement and Agreement of record in Book 4144, Page 953, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1841 Joy Circle, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 February 1, 2018.

Azizuddin Sayed

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Azizuddin Sayed** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 1, 2018

Notary Public

My commission expires 11-8-21

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Duane to.

Vanderpool and Pearman
256 Seaboard Lane G-104
Franklin, TN 37067
(615) 771-9800