RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

Bill Garrett Davidson County
Batch# 62345 DEEDWARR
02/26/2018 10:56:27 AM 2 pgs
Fees: $13.00 Taxes: $1,838.90
20180226-0017755

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $497,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23RD DAY OF FEBRUARY, 2018.

Notary Public
MY COMMISSION EXPIRES: NOVEMBER 5, 2018
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CARRIE ROHLING HUSSAIN, ET VIR	**CHURCHILL MORTGAGE CORPORATION**	**115-11-0-061.00**
(NAME)	(NAME)	
613 BROOK HOLLOW ROAD	**761 OLD HICKORY BLVD., STE. 400**	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37205	**BRENTWOOD, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, GARY W. BIANUCCI AND WIFE, BARBARA A. BIANUCCI, AND EDWARD D. DEFORD, MARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CARRIE ROHLING HUSSAIN AND RAZA HUSSAIN, WIFE AND HUSBAND,** 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 Lot No. 294 on the Plan of West Meade Farms Inc., Section L, of record in Plat Book 2133, Page 53, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gary W. Bianucci and wife, Barbara A. Bianucci, from Susan K. Marlow, married, by warranty deed dated May 7, 2015 of record in Instrument No. 20150511-0043109, Register's Office for Davidson County, Tennessee. Further, being conveyed to Gary W. Bianucci and wife, Barbara A. Bianucci, and Edward D. DeFord by Quitclaim Deed dated May 5, 2016 of record in Instrument No. 20160509-0045994, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 2133, page 53 and any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

See Limited Powers of Attorney for Gary W. Bianucci and Barbara A. Bianucci being recorded simultaneously herewith as Instrument Nos. 20180226-0017753 and 20180226-0017754, Register's Office for Davidson County, Tennessee.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTORS.

unimproved ( )
This is improved(X) property, known as **613 BROOK HOLLOW ROAD, NASHVILLE, TN 37205**
(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 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 23rd day of February, 2018.

EDWARD D. DEFORD

Gary W. Bianucci, by Edward D. DeFord, his Attorney in Fact

GARY W. BIANUCCI
By: Edward D. DeFord, his Attorney in Fact

Barbara A. Bianucci by Edward D. DeFord, his Attorney in Fact

BARBARA A. BIANUCCI
By: Edward D. DeFord, his Attorney in Fact

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 **Edward D. DeFord,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 23rd day of February, 2018.

My commission expires: **November 5, 2018**

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of February, 2018, before me personally appeared **Edward D. DeFord**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Gary W. Bianucci,** and who acknowledged that he executed the same as the free act and deed of **Gary W. Bianucci.**

Witness my hand and official seal at office this 23rd day of February, 2018.

My commission expires: **November 5, 2018**

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of February, 2018, before me personally appeared **Edward D. DeFord**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Barbara A. Bianucci,** and who acknowledged that he executed the same as the free act and deed of **Barbara A. Bianucci.**

Witness my hand and official seal at office this 23rd day of February, 2018.

My commission expires: **November 5, 2018**

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public