This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Bill Garrett Davidson County
Batch# 64341 DEEDWARR
03/02/2018 10:34:25 AM 2 pgs
Fees: $13.00 Taxes: $654.90
20180302-0019812

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 177,000.00

Affiant Signature

Subscribed and sworn to before me on this the 28th day of February, 2018

Notary Public

My Commission expires 4/28/19

DEBORAH L BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY My Commission Expires APRIL 28, 2019

NAME AND ADDRESS OF PROPERTY OWNER:
Mukhtar A. Siddiqi
4021 Woodlawn Pike
Knoxville, TN 37920
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 13308005900

WARRANTY DEED

18NT00084

Effective the February 28, 2018 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

RAMIRO GARCIA AND FELIX GARCIA, THEIR HEIRS AND ASSIGNS

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

MUKHTAR A. SIDDIQI

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 25 on the plan of Addition to Greenwood Hill, Section Two, of record in Book 5200, Page 62, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Ramiro Garcia and Felix Garcia, their heirs and assigns, by Warranty Deed from Hussein Ahmed and Nalia Tamar, dated 04/26/2006 and recorded 05/09/2006 as Document No. 20060509-0054549, Register's Office for Davidson County, TN.

This is an improved property commonly known as 241 Brevard Ct., Nashville, TN 37211.

This property is not the primary residence of the Grantors.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 28th day of February, 2018.

Ramiro Garcia

Ramiro Garcia

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Ramiro Garcia, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 28th day of February, 2018.

Notary Public

My commission expires: 3/13/21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Felix Garcia

Felix Garcia

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Felix Garcia, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 28th day of February, 2018.

Notary Public

My commission expires: 3/13/21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY