Bill Garrett Davidson County
Batch# 67703 DEEDWARR
03/12/2018 09:56:32 AM 2 pgs
Fees: $13.00 Taxes: $518.00
20180312-0022975

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 23rd day of February, 2018, by and between Martha Smith, Edward Hereford, Ontra Brooks, Keturah Hereford, and Sajornia Barbee, party of the first part, and Mukhtar A. Siddiqi, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 162, Section 1, Edge-O-Lake Estates, as shown on plat of record in Plat Book 3600, Page 43, in the Register's Office, Davidson County, TN, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Patricia A. Hereford and Gene Smith by Quit Claim Deed dated April 23, 2007, and being of record at Instrument No. 20070423-0047997 in the Register's Office of Davidson County, Tennessee.

Gene Smith died intestate on September 11, 2007 leaving his wife Martha Smith and daughter Sajornia Barbee per affidavit of heirship of record at Instrument No. 20180312-0022972 in the Register's Office, Tennessee.

Patricia A Hereford died intestate on June 2, 2017 leaving three children Edward Hereford, Ontra Hereford, and Keturah Hereford per affidavit of heirship of record at Instrument No. 20180312-0022973 in the Register's Office, Tennessee.

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/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2018 Davidson County real property taxes, being a lien not yet due and payable and restrictions of record at Plat Book 3600, Page 43 and Book 3679, Page 279 in said Register's Office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Martha Smith

Edward Hereford

Ontra Brooks

Keturah Hereford

Sajornia Barbee by Artinna Minnis Attg in fact
Sajornia Barbee and Artinna Minnis, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Martha Smith, Edward Hereford, Ontra Brooks, and Keturah Hereford, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Memorie White, a Notary Public, in and for said State and County, Artinna Minnis, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Sajornia Barbee and acknowledged that she executed the same as the free act and deed of the said Sajornia Barbee.

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

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Property Owner & Address:	Mukhtar A. Siddiqi 4021 Woodlawn Dr. Knoxville TN 37912
Tax Parcel No	15001003000
Property Address:	498 Rural Hill Rd. Nashville, TN 37217
MAIL TAX BILLS TO:	Mukhtar A Siddiqi **4021 Woodlawn Drive, Knoxville, TN 37912**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $140,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 23rd day of February, 2018.

Notary Public

My Commission Expires: 3/8/2021

C M CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 8, 2021