# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13 day of April, 2018

Notary Public

MY COMMISSION EXPIRES: 3/8/2021
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Syed N. Huda and Shahana Huda | Syed N. Huda and Shahana Huda | 128 02 0 001.00 |
| (NAME) | (NAME) | |
| 215 Forrest Valley Cir | 125 Aarons Cress Blvd | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | Hermitage, TN 37076 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Sixty-Five Thousand And No/100 Dollars ($65,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Dave Green and Faye Green, husband and wife and Kent Rea and Mary Rea, husband and wife and Thomas K. Wallen and Lynn Wallen, husband and wife and Anne Shacklett, a widow, and Larry M. Cox, a single man**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Syed N. Huda and wife, Shahana Huda**, 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. 40 on the Plan of Thousand Oaks Estates, as of record in Book 3700, pages 82 and 83, Register's Office for said County, and to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to David W. Green and wife, Linda W. Green, a 5/18 undivided interest, Larry M. Cox and wife, Marie J. Cox, a 5/18 undivided interest, Thomas L. Shacklett and wife, Anne B. Shacklett, a 3/18 undivided interest, Kenton B. Rea and wife, Mary E. Rea, a 3/18 undivided interest, and Robert J. Henderson and wife, Carol C. Henderson, a 2/18 undivided interest by Deed from James E. Krahenbill and wife, Margaret W. Krahenbill dated June 05, 1986 and recorded June 10, 1986 in Book 6882, Page 445, in said Register's Office for Davidson County, Tennessee. The said Thomas L. Shacklett having died on June 18, 2014, leaving his widow, Anne B. Shacklett, vested of his interest in the property as the surviving tenant by the entirety. Further, the said Marie J. Cox having died on September 5, 1998, leaving her widower, Larry M. Cox, vested of her interest in the property as the surviving tenant by the entirety.

File Number: GRN-182537SSO

Bill Garrett Davidson County
Batch# 81302 DEEDWARR
04/16/2018 12:45:30 PM 3 pgs
Fees: $18.00 Taxes: $240.50
20180416-0035543

Being the same property conveyed to Thomas K. Wallen and wife, Lynn M. Wallen by Quitclaim Deed from Robert J. Henderson and wife, Carol C. Henderson dated January 25, 1994 and recorded January 28, 1994, in Book 9233, Page 16, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 215 Forrest Valley Cir, Nashville, TN 37209

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, has 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 13th day of April, 2018

Dave Green

Faye Green

Kent Rea

Mary Rea

Thomas K. Wallen

Lynn Wallen

Anne Shacklett

Larry M. Cox

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

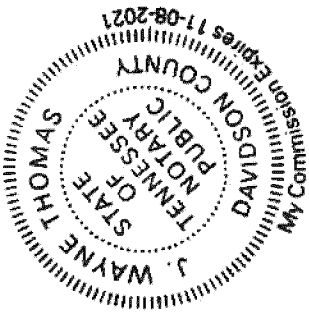
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Dave Green and Faye Green, husband and wife and Kent Rae and Mary Rae, husband and wife and Thomas K. Wallen and Lynn Wallen, husband and wife and Anne Shacklett and Larry M. Cox, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of April, 2018.

Notary Public

My Commission Expires:

(SEAL)




**True Copy Certification**

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)




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