WARRANTY DEED

Bill Garrett Davidson County
Batch# 94653 DEEDWARR
05/21/2018 10:28:05 AM 2 pgs
Fees: $13.00 Taxes: $725.20

20180521-0048297

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15 day of May, 2018.

Notary Public

MY COMMISSION EXPIRES: 9-20-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Mukhtar A. Siddiqi	New owner	148 07 0 167.00
(NAME)	(NAME)	
221 Bakertown Rd.	4021 Woodlawn Pike	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Knoxville TN 37920	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Ninety-Six Thousand And No/100 Dollars ($196,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Consider the Lillies, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does 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, State of Tennessee, described as follows, to-wit:

Being Lots Nos. 6 and 7 on the Plan of Bakertown Gardens, of record in Book 5800, Page 135, Registers Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description subject to and including a perpetual right and easement over the northerly 7 feet of Lot No. 5 on said plan for ingress and egress over and upon a common driveway serving Lots Nos. 5 and 6 on said Plan.

Being the same property conveyed to Schwartzword Rentals, LLC by Warranty Deed from Anne M. Huarte dated September 29, 2015 and recorded October 5, 2015 as Instrument No. 20151005-0100982, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Consider the Lillies, LLC, a Tennessee Limited Liability Company by Quit Claim Deed from Schwartzword Rentals, LLC, a Tennessee Limited Liability Company dated December 17, 2015 and recorded February 1, 2016 as Instrument No. 20160201-0009370, in said Register's Office for Davidson County, Tennessee.

File Number: FND-182008SSO

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 221 Bakertown Rd., Antioch, TN 37013

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 10 day of May, 2018

Consider the Lillies, LLC
BY: Brian Welch
Brian Welch, sole member

STATE OF Tennessee

County OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brian Welch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member, and is authorized to execute the instrument on behalf of Consider the Lillies, LLC, the within named bargainor, and that he as such sole member, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as sole member.

Witness my hand and official seal, this the 10 of May, 2018.

Deborah K. Devine
Notary Public

My Commission Expires:

(SEAL)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2020

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