WARRANTY DEED

Bill Garrett Davidson County
Batch# 95730 DEEDWARR
05/23/2018 10:50:12 AM 2 pgs
Fees: $13.00 Taxes: $1,350.50

20180523-0049322

Y-RA-18-1708

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st DAY OF MAY, 2018.

Notary Public:

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEPHANIE COM... NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Naved M. Mohyuddin and Rakiba Jahanara Mohyuddin	**New Owner**	
(NAME)	(NAME)	**114-7-B-154.00CO**
1708 Haley's Hope Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SRINIVAS N. KUMAR AND MEERA S. KUMAR,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NAVED M. MOHYUDDIN AND RAKIBA JAHANARA MOHYUDDIN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 47, Addition to Westchase, Section Six, of record in Instrument No. 20050617-0069470, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Srinivas N. Kumar, husband and wife, Meera S. Kumar, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, recorded August 3, 2006 in Instrument No. 20060803-0094866, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Instrument No. 20050617-0069470, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Boundary Plats of record in Plat Book 9700, Page 521 and Instrument No. 20040927-0116001, Register's Office for Davidson County, Tennessee.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Instrument Nos. 20021126-0146387 and 20050602-0062617.
- ByLaws of record in Instrument No. 20170420-0038781, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer of record in Book 5222, Page 720 and Book 5258, Page 261, Register's Office for Davidson County, Tennessee.
- Easement to TVA of record in Book 751, Page 374, Book 787, Page 13 and Book 787, Page 14, Register's Office for Davidson County, Tennessee.
- Easement for Public Utilities of record in Book 8626, Page 852, Book 8626, Page 868 and Instrument Nos. 20020411-0045301, 20021104-0134795, 20050509-0052105 and 2050509-0052106, Register's Office for Davidson County, Tennessee.
- Easement for Sewer Line of record in Instrument No. 20021028-0131572, Register's Office for Davidson County, Tennessee.
- Agreement for outconveyance of record in Instrument No. 20021028-0131572, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument No. 20041020-0126238, Register's Office for Davidson County, Tennessee.
- Rights of ingress and egress to and from a family cemetery as set forth in Section 3 of the Agreement of record in Book 2484, Page 315, Register's Office for Davidson County, Tennessee, as shown on the survey of H & H Land Surveying, Inc., dated July 24, 1997, last revised May 7, 1998.
- Easement for flow of creek as shown on the survey of H & H Land Surveying, Inc., dated July 24, 1997, last revised May 7, 1998.
- Rights of upper and lower riparian owners to the flow of the water of the Overall Creek, free from diminution of pollution.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1708 Haley's Hope Court, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 21st DAY OF MAY, 2018.

Srinivas N. Kumar
Srinivas N. Kumar

Meera S. Kumar by Srinivas N. Kumar, Attorney-In-Fact
Meera S. Kumar by Srinivas N. Kumar, 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, SRINIVAS N. KUMAR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of May, 2018.

Notary Public
My Commission Expires: 1/3/22
(SEAL)

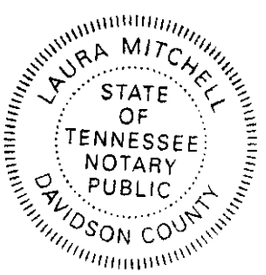


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SRINIVAS N. KUMAR, 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 MEERA S. KUMAR, and who acknowledged he/she/they executed the same as the free act and deed of the said MEERA S. KUMAR.

Witness my hand and official seal, this the 21st of May, 2018.

Notary Public
My Commission Expires: 1/3/22
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212