Bill Garrett Davidson County
Batch# 120273 DEEDWARR
07/24/2018 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,524.40
20180724-0072187

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $412,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of July, 2018.

Notary Public
My commission expires: 10-20-19

BRANDON M. TIPPMAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

05-1806-67298

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Muhammad Azeem Md Yusof 715 Stockell Street Nashville TN 37206	New Owner	082-07-0-G-001.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **William Radford and Brenton Harrison**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Muhammad Azeem Md Yusof**, **single man**, hereinafter called the Grantees, their successors 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 Unit No. 715-A, on the Plan of The Homes of 715 Stockell Street, a Horizontal Property Regime with Private Elements, as established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20160831-0091270, Register's Office for Davidson County, Tennessee, to which reference is hereby made. the easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of The Homes of 715 Stockell Street, a Horizontal Property Regime with Private Elements, contained in the said Declaration, the Plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20160831-0091270, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof of the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Cal-Ten, Inc. by Warranty Deed from Wayne E. Barry, Wilbon R. Anthony, Marshall Anthony, Franklin Anthony, Lorenzia Anthony Spicer, Stanley Anthony, Sandra Anthony, Bernice Anthony Spann, Russell Anthony, Paula Anthony Shepherd and Glenda Anthony Hampton, dated August 28, 2015, recorded September 1, 2015, of record in Instrument No. 20150901-0088723, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to 715 Stockell Street, LLC, a Tennessee limited liability company by Quitclaim Deed from Cal-Ten, Inc., a Tennessee corporation, dated August 8, 2016, recorded August 25, 2016, of record in Instrument No. 20160825-0088977, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to William Radford and Brenton Harrison by Warranty Deed from 715 Stockell Street, LLC, a Tennessee Limited Liability Company, dated April 17, 2017, recorded April 19, 2017, of record in Instrument No. 20170419-0038319, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 715 Stockell Street, Nashville, TN 37206.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 13th day of July, 2018.

X _____
William Radford

X _____
Brenton Harrison

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **William Radford and Brenton Harrison** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 13th day of July, 2018.

_____
Brandon Lippman
State of Tennessee at Large

My Commission expires: 10-20-19

BRANDON W. LIPPMAN * STATE OF TENNESSEE NOTARY PUBLIC * COUNTY OF RUTHERFORD *

True Copy Certification

I, Brandon Lippman, 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.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, Janice Shepherd, a notary public for this county and state, Brandon Lippman 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: 9-15-20

{Notary' Seal}

