WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 137353 DEEDWARR
09/05/2018 03:09:31 PM 2 pgs
Fees: $13.00 Taxes: $666.00

20180905-0088012

B-CI-18-2201

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

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)
Christopher Ing	**CAPSTAR Bank**	
(NAME)	(NAME)	
PO Box 158706	**2002 Richard Jones Road, Suite 300A**	**092-03-0-217.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Nashville, TN 37215**	
(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, **SHINA MUSTAFA, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTOPHER ING,** 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 the Easterly 50 feet of the Westerly 150 feet of the Northerly one-half of Lot No. 3 in the Subdivision of Lot 4 of the Elizabeth Harding-Lytle Tract, as of record in Minute Book 25, page 453, Chancery Court at Nashville for Davidson County, Tennessee.

Said part of Lot No. 3 fronts 50 feet on the Southerly side of Morena Street and runs back between parallel lines 182-1/2 feet to an alley, and is part of the property conveyed to Sam Wolf and H. Fineberg by deed from Dora Bader as of record in Book 831, page 401, said Register's Office.

Said Part of Lot No. 3 begins at a point on the Southerly line of Morena Street 50 feet East from the Northeast corner of the land conveyed by Sam Wolf, et al, to George A. Sims and wife, by deed recorded in Book 831, page 401, said Register's Office, and extends Eastwardly 50 feet along the Southerly margin of Morena Street and runs back between parallel lines 162-1/2 feet to an alley.

Being the same property conveyed to Shina Mustafa, married by Warranty deed from Solid Ground Management, LLC of record in Instrument No. 20120510-0040647 Register's Office for Davidson County, Tennessee, dated May 02, 2012 and recorded on May 10, 2012. Sarkawt Mirza, spouse of Shina Mustafa joins in the conveyance of this instrument for the purpose of conveying any and all rights in and to said property.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Minute Book 25, page 453, Chancery Court at Nashville for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2201 Morena Street, Nashville, Tennessee 37208**.

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 31st DAY OF AUGUST, 2018.

Shina Mustafa

Sarkawt Mirza

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHINA MUSTAFA, 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 31st of August, 2018.

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

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SARKAWT MIRZA, 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 31st of August, 2018.

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

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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