Karen Y Johnson Davidson County
Batch# 155229 DEEDWARR
10/30/2018 03:19:16 PM 2 pgs
Fees: $13.00 Taxes: $1,276.50
20181030-0107533

WARRANTY DEED

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

G-RR-18-632

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(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)
Muhammed Miah	**UIF Corporation**	
(NAME)	(NAME)	
632 Williamsport Ct.	**29777 Telegraph Rd., Suite 3590**	**128-03-0B-009.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Southfield, MI 48034**	
(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, **JAMES E. MCLEOD, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MUHAMMED MIAH AND SIMANAZ HAPPY 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. 9 on the Plan of Final Plat of Williamsport Subdivision, Section One of record in Plat Book 7900, Page(s) 628 and 629, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 9 fronts 70.0 feet on the broken Southwesterly margin of Williamsport Court and extends back 123.18 feet on the Northwesterly line and 123.40 feet on the Southeasterly line to a dead line in the rear, measuring 51.16 feet thereon.

Being the same property conveyed to James E. Mcleod and Liam S. Mcleod and Jennifer R. Henderson by Warranty deed from Andrew H. Gullahorn and spouse, Jill P. Gullahorn of record in Instrument No. 20060706-0080608 Register's Office for Davidson County, Tennessee, dated June 28, 2006 and recorded on July 06, 2006 and Re-recorded in on August 22, 2006 in Instrument No. 20060822-0103431 Being the same property conveyed to James E. Mcleod, unmarried by Quitclaim deed from Liam S. Mcleod and wife, Jennifer R. Henderson of record in Instrument No. 20150701-0063816 Register's Office for Davidson County, Tennessee, dated June 30, 2015 and recorded on July 01, 2015.

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 Plat Book 7900, Page (s) 628 and 629, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9144, Page 703, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 9144, Page 723, in the Register's Office for Davidson County, Tennessee.
- Charter of Williamsport Homeowners Association of record in Book 9144, Page 697, in the Register's Office for Davidson County, Tennessee.
- Easement for Harpeth Valley Utilities District of record in Book 5258, Page 267, Book 8626, Page 836, Instrument No. 20040511-0053728 and Instrument No. 20040511-0053729, in the Register's Office for Davidson County, Tennessee.
- Agreed Order of Possession of record in Instrument Number 20080409-0035856, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **632 Williamsport Ct., Nashville, Tennessee 37221**.

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 26th DAY OF OCTOBER, 2018.

James E. Mcleod

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES E. MCLEOD, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of October, 2018.

Notary Public
My Commission Expires: 1/6/2020
(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 01-06-2020

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