31583-8 Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 190856 **DEEDWARR**
02/01/2019 10:35:09 AM 2 pgs
Fees: $13.00 Taxes: $569.80

20190201-0009760

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$154,000.00.**

Affiant

Subscribed and sworn to before me, this the 31st day of January, 2019.

Notary Public

My commission expires: 3-8-22
(AFFIX SEAL)

ANNA AGEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Ashfaq Memon **Ayman Sader**	**OWNERS**	**Map 072-09-0 Parcel 420.00**
9405 Weymouth Rd.		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Thomas Lee Sanders, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ashfaq Memon, married, as to an undivided 50% interest, and Ayman Sader, married, as to an undivided 50% interest, as joint tenants

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:

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of the Resubdivision of Lots 22 and 23 of The Bush Spain's Subdivision of Part of The Zack Stull Lands, of record in Instrument No. 20041216-0149677, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Thomas Lee Sanders, unmarried by Deed dated November 27, 2013 from Larry Thompson, unmarried, of record in Instrument No. 20131204-0123664, Register's Office for Davidson County, Tennessee.

***See also Affidavit Regarding Title executed by Michael Davis, counsel to Old Republic National Title Insurance Company, recorded as Instrument No. 20131113-0117175, said Register's Office.**

The conveyance of the above described parcel of land is subject to the following: 1) The Plan of record as shown in Instrument No. 20041216-0149677, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (____) Unimproved (__X__) property, known as **2719 Gear Street, Nashville, TN 37216**

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 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 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/our hand(s) this **31st** day of **January, 2019.**

Thomas Lee Sanders

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Thomas Lee Sanders,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **January, 2019.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21