This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-3800

D

Vanderpool Law
256 Seaboard Lane G-104
Franklin, TN 37067
615-771-9800

Karen Johnson Davidson County
Batch# 209660 DEEDWARR
03/25/2019 12:18:14 PM 2 pgs
Fees: $13.00 Taxes: $1,276.50

20190325-0026775

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $345,000.00

Affiant

Subscribed and sworn to before me, this the 22nd day of March, 2019

Notary Public
My Commission Expires: 3/15/2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Fnu Sheik Mohammad Zia Aimee Ameena Sheik 312 Scarlet Oak Court Brentwood, TN 37027	Pinnacle Bank 150 3rd Ave #1000 Nashville, TN 37201	181-10-A-086.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **William McCaig and Elizabeth McCaig, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Fnu Sheik Mohammad Zia and Aimee Ameena Sheik, husband and wife**, hereinafter called the Grantee(s), his/her/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. 247 on the First Revision, Final Plan, Phase Two, Autumn Oaks Subdivision, of record in Book 11700, pages 64 and 65, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Taylor McCaig and Elizabeth McCaig by Warranty Deed from Kathryn V. Greene Rogers, married, recorded June 4, 2014, in Instrument No. 20140604-0048373, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **312 Scarlet Oak Court, Brentwood, TN 37027**.

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 and assigns forever; and we do covenant with 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of March, 2019.

GRANTOR:

William McCaig

Elizabeth McCaig

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William McCaig and Elizabeth McCaig, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of March, 2019.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 0 8 2021