WARRANTY DEED

Karen Johnson
Batch# 219473
04/18/2019 09:52:10 AM
Fees: $13.00 Taxes: $1,291.30

Davidson County
DEEDWARR
2 pgs

20190418-0035781

JASON R. JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17 DAY OF April, 2019.

Notary Public

MY COMMISSION EXPIRES: 12/11/2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mohammad Aminul Islam and Suraya Sharmin Shultana	New Owner	
(NAME)	(NAME)	114070B01000CO
613 Wheatfield Ct.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Robert Kingsley Brock, a married man** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mohammad Aminul Islam and Suraya Sharmin Shultana, husband and wife,** HEREINAFTER CALLED THE GRANTEE, 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. 10 on the Plan of Section One, Westchase of record in Plat at Instrument No. 20021203-0148525, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert Kingsley Brock, an unmarried man by Warranty Deed from Richard L. Dunlap, IV, of record in Instrument No. 20140430-0036139, Register's Office for Davidson County, Tennessee, dated April 25, 2014 and recorded on April 30, 2014.

Brenda Brock joins in this conveyance to transfer any and all marital interest she may have in said property as the spouse of Robert Kingsley Brock.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Book 9700, Page 521; 20090921-0117333; Book 751, Page 374, and Book 787, Page 13, Book 787, Page 14, and Instrument Number 20100219-0012994; 20021028-0131574; 20021104-0134795; 20151210-0124243; 20160308-0021966; and Book 2482, Page 315, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 613 Wheatfield Ct. Nashville, TN 37209
(unimproved)
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Effective Date of this Warranty Deed shall be: 04/17/2019

Witness my hand this 15 day of April, 2019.

Robert Kingsley Brock
Robert Kingsley Brock

Brenda Brock
Brenda Brock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Robert Kingsley Brock and Brenda Brock**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15 day of April, 2019.

Ashlee D. Page
Notary Public



My Commission Expires: 11/8/22