Karen Johnson Davidson County
Batch# 229254 DEEDWARR
05/13/2019 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20190513-0044820

WARRANTY DEED

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021

MST 2019-0644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF May, 2019.

Notary Public

MY COMMISSION EXPIRES: 5-30-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karzan I Arif	Bank of England	
(NAME)	(NAME)	133-12-0-115.00
310 Paragon Mills Road	5 Statehouse Plaza, #500	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Little Rock, AR 72201	
(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, **Piroz Ali Emin married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Karzan I Arif, an unmarried woman,** 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:

ISSET MOHAMMED JOINS THIS CONVEYANCE FOR THE EXPRESS PURPOSE OF RELINQUISHING ALL HIS RIGHT, TITLE AND INTEREST TO SAID PROPERTY, MARITAL OR OTHERWISE.

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Windsor Park of record in Plat Book 3600, Page 64, 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. 69 fronts 70 feet on the Northerly side of Paragon Mills Road, and extends back 292.41 feet on the Easterly line and 208.53 feet on the Westerly line, to a dead line in the rear on which it measures 113.40 feet.

Being the same property conveyed to Piroz Emin, married by Warranty deed from Donald W. Wilson, Trustee of record in Instrument No. 20060804-0095865 Register's Office for Davidson County, Tennessee, dated July 07, 2006 and recorded on August 04, 2006. (Value of consideration shown in aforementioned deed $133,000.00.)

Being also known as 310 Paragon Mills Road Nashville, Tennessee 37211.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, ALTA 8.1 and 9 Endorsement will be added to the Mortgage Loan Policy. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the form. Rights or claims of parties in possession not shown by the public records. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records. Taxes or special assessments which are not shown as existing liens by the public records. Any encroachment, encumbrance, violation, variation, or adverse

circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land. Easements or claims of easements not shown by the Public Records. If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment. Taxes for the year 2019, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 3600, Page 64, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 3251, Page 18 and Book 3792, Page 445, amended in Book 3816, Page 784, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6710, Page 417 and Book 6369, Page 623, in the Register's Office for Davidson County, Tennessee.

This property, known as 310 Paragon Mills Road, Nashville, TN 37211

(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.

Witness my/our hand(s) this 10th DAY OF MAY, 2019.

Piroz Ali Emin

Piroz Ali Emin

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Piroz Ali Emin**, with whom I am personally acquainted (or provided 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 10th day of May, 2019.

Notary Public
My Commission Expires: 5-27-2019



Witness my/our hand(s) this 10th DAY OF MAY, 2019.

Isset Mohammad

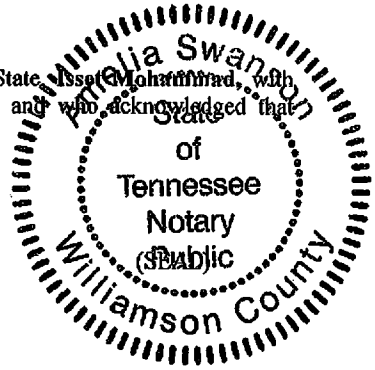
Isset Mohammad

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Isset Mohammad, with whom I am personally acquainted (or provided 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 10th day of May, 2019.

Notary Public (SEAL)
My Commission Expires: 5-27-2019



True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-30-21

