WARRANTY DEED

Karen Johnson Davidson County
Batch# 238843 DEEDWARR
06/05/2019 09:06:38 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20190605-0053544

G-BR-19-608

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/8/21
(AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES 11-8-2021

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)
David A. Green and Anna K. Walton	**Citizens Bank, NA**	
(NAME)	(NAME)	
608 N 2nd St.	**6100 Tower Circle, Suite 600**	**082-07-0-213.03**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Franklin, TN 37067**	
(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, **NAYYAR SIDDIQUE, TRUST OF THE NAYYAR SIDDIQUE LIVING TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID A. GREEN, AN UNMARRIED MAN AND ANNA K. WALTON, AN UNMARRIED WOMAN AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** 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. 82 on the Plan of Harris Addition to Edgefield of record in Plat Book 21, Page 100, 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 The Nayyar Siddique Living Trust by Warranty deed from Nathan Langley, married and Shawn Berner, married of record in Instrument No. 20150622-0059671 Register's Office for Davidson County, Tennessee, dated June 16, 2015 and recorded on June 22, 2015.

This conveyance is subject to:
- 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 21, Page 100, 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: **608 N 2nd St., Nashville, Tennessee 37207**.

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 3rd DAY OF JUNE, 2019.

The Nayyar Siddique Living Trust

BY: Nayyar Siddique - Trustee.

Nayyar Siddique
Trustee

TMB

STATE OF ~~TENNESSEE~~ California
COUNTY OF ~~DAVIDSON~~ San Diego

TMB

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NAYYAR SIDDIQUE, TRUSTEE of THE NAYYAR SIDDIQUE LIVING TRUST, ~~to me known~~ (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be ~~his/her~~ free act and deed.

TMB

Witness my hand and official seal, this the 3rd of June, 2019.

Notary Public Tammy Mae Booth
My Commission Expires: November 12, 2019
(SEAL)

TAMMY MAE BOOTH
Commission # 2130384
Notary Public - California
San Diego County
My Comm. Expires Nov 12, 2019

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