Karen Johnson Davidson County
Batch# 254667 DEEDWARR
07/10/2019 11:20:30 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00
20190710-0067155

WARRANTY DEED

WILLIAM D. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of July, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Vamsi Vemula	CMG Mortgage, Inc.	133 13 0 147.00
(NAME)	(NAME)	
543 Elaine Drive	3160 Crow Canyon Road, Suite 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Mustafa Nabi**, married hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Vamsi Vemula, a married person**, 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. 122 on the Plan of Abbay Hall Subdivision, Section I, of record in Book 2331, Page 18, Register's Office of said County, to which reference is hereby made for a more particular description.

SAID Lot No. 122 fronts 100 feet on the southerly side of Elaine Drive and runs back 182.8 feet on the easterly line and 184.4 feet on the westerly line, to a line in the rear on which it measures 100.1 feet.

Being the same property conveyed Hussein J. Benavy and Jamila M. Benavy and Mustafa J. Navi by Warranty Deed from Aziz Shamoon and Azet Shamoon and wife, Nabat Aziz dated December 29, 2000 and recorded January 02, 2001 as Instrument No. 20010102-0000306, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hussein Benavy by Quit Claim Deed from Jamila M. Benavy, Mustafa Nabi and spouse Hadar Mustafa dated November 13, 2002 and recorded November 18, 2002 as Instrument No. 20021118-0142919, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Mustafa Nabi by Quit Claim Deed from Hussein Benavy, Married dated February 1, 2008 and recorded February 5, 2008 as Instrument No. 20080205-0011826, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: MTJ-1905455FC

Hadar Binavy , spouse of Mustafa Nabi, joins in the execution of this instrument for the purpose of conveying his/her marital interest, if any, to said property.

unimproved ☐
This is improved ☒ property, known as 543 Elaine Drive, Nashville, TN 37211

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 our hands this 8th day of JULY, 2019

Mustafa Nabi

Hadar Binavy

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Mustafa Nabi, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of July, 2019.

Notary Public

My Commission Expires:

(SEAL)

WILLIAM D. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

File Number: MTJ-1905455FC

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)