WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES:

BRIANA GAGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-08-2024

G-SB-VRES-21-813

Karen Johnson Davidson County
Batch# 632968 **DEEDWARR**
05/11/2021 10:19:41 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20210511-0063142

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)
Anthony Torres and Molly Torres	**Better Mortgage Corporation**	
(NAME)	(NAME)	**119-12-0-055.00**
813 Carlyle Pl	**175 Greenwich Street, 59th Floor**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**New York, NY 10007**	
(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, **MOHAMMED ANWAR, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANTHONY TORRES AND MOLLY TORRES, HUSBAND AND WIFE,** 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. 177 on the Map of Battlewood Subdivision, Section Two of record in Book 1835, page 95, Register's Office for Davidson County, Tennessee.

Said Lot No. 177 begins at a point in the easterly margin of Carlyle Place, the common corner of Lots Nos. 176 and 177; thence in a northeasterly direction 194.90 feet to a point, the common rear corner of Lots Nos. 176 and 177; thence in a northwesterly direction 279.61 feet to a point, the extreme northerly corner of said subdivision; thence south 2D degrees 48' West 74.14 feet to a point, the common rear corner of Lots 177 and 178; thence in a southeasterly direction 278.21 feet to a point in the margin of Carlyle Place, the common corner of Lots Nos. 177 and 178; thence along the margin of Carlyle Place 466.44 feet around a curve having a radius of 50 feet to the point of beginning.

Being the same property conveyed to Mohammed Anwar, married by Quitclaim deed from Mohammed Anwar and wife, Mari-Jhan Anwar of record in Instrument No. 20201110-0132504 Register's Office for Davidson County, Tennessee, dated November 05, 2020 and recorded on November 10, 2020.
Being the same property conveyed to Mohammed Anwar and wife, Mari-Jhan Anwar by Warranty deed from Judith Gayle Weaver, married, and Angela Diane Duke, married, and Lavelle Lancaster of record in Instrument No. 20150826-0086634 Register's Office for Davidson County, Tennessee, dated August 25, 2015 and recorded on August 26, 2015 and Scrivener's Affidavit recorded dated September 02, 2015, in Instrument No. 20150902-0089701.

The above referenced property was investent property and has never been the principal marital residence for the Grantor.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page (s) 95 and 96, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1494, Page 513 and Book 2022, Page 400, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement of record in Instrument Number 20090407-0031619, in the 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: **813 Carlyle Pl, Nashville, Tennessee 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 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 6th DAY OF MAY, 2021.

Mohammed Anwar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MOHAMMED ANWAR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of May, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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