Book 13
183

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/05/01 15:57 2pgs
Fees:11.00 Taxes:432.90

20010605-0058526

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31ST DAY OF MAY, 2001.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Hussein J. Muhammed | Hussein J. Muhammed | 162-6-148 |
| (NAME) | (NAME) | |
| 218 Townes Drive | 218 Townes Drive | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | Nashville, TN 37211 | |
| (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, Mark W. Smith, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hussein J. Muhammed and [redacted], Jasem Namad, 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. 102 on the Plan of Fair Oaks Subdivision Section 2 of record in Plat Book 4460, Page 52 and 53, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property as conveyed to Mark W. Smith by deed of record in Book 10543, Page 358, Said Register's Office.

unimproved ☐
This is improved ☒ property, known as 218 Townes Drive, 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 31st day of May, 2001.

Mark W. Smith

Mark W. Smith

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark W. Smith with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of May, 2001.

Commission expires: May 26, 2002

~~Victor Hazelwood~~ Notary Public

Elizath

ELIZABETH E. TARPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.