WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

JILL CONNORS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Jill Connors
My Commission Expires
November 27, 2004

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ahmed Sankari	Ahmed Sankari	105-4-250
(NAME)	(NAME)	
175 Lafayette Street	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, James H. Appleton and wife, Barbara K. Appleton, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ahmed Sankari, Mohamed Nazir Sankari, and Fatima Nazir Chabarek 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. 4 and Lot No. 5 in the Shields Subdivision of the Chilton Lands in South Nashville of record in Plat Book 57, Page 110, of the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Lot No. 4 fronts fifty feet on the south side of Lafayette Street and runs back between parallel lines 125 feet to an alley.

Lot No. 5 fronts 67 feet on the south side of said street, and runs back between the east line of Lot No. 4, and the west line of Brown's Creek 125 feet to said alley.

BEING the same property conveyed to James H. Appleton and Barbara K. Appleton by deed from Noel Bowen Gibb, Nell Virginia Bowen, Harold Newton Lovvorn, III, Martha N. Bowen, and John Karl Kershaw, sole devisee and Executor of the Estate of Mary N. Kershaw, of record in Book 9358, Page 480, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 175 Lafayette Street, Nashville, TN 37210

(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 our hands this 31st day of May, 2001.

James H. Appleton

Barbara K. Appleton

Davidson County DEEDWARR
Recvd: 06/06/01 16:05 2pgs
Fees:11.00 Taxes:740.00

20010606-0059342

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 James H. Appleton and Barbara Appleton, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Commission expires:



Jill Connors
My Commission Expires
November 27, 2004

Jill Connors

Notary Public