Box 13 # 9775

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,500.00

Heidi Jo Clayton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aziz Ibrahimi	New Owner	Map 162-02
(NAME) 4020 Coleridge Drive	(NAME)	Parcel 202.00
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(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, **WILLIAM ARTHUR NICHOLS AND WIFE, LOIS KAYE NICHOLS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AZIZ IBRAHIMI AND WIFE, LA'ALE ATTO IBRAHIMI,*** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: * A.K.A. La'ale Ibrahimi

Being Lot No. 192 on the Plan of Colewood Acres, Section 3, as of record in Book 4175, page 45, Register's Office for said County.

Said lot fronts 75 feet on the northeasterly side of Coleridge Drive and extends back 202.5 feet on the southeasterly line and 199 feet on the northwesterly line to a dead line and measures 75.08 feet.

Being the same property conveyed to William Arthur Nichols and wife, Lois Kaye Nichols, dated July 16, 1971, of record in Book 4521, page 145, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 4175, page 45, said Register's Office; and (c) restrictive covenants of record in Book 4003, page 1, Book 4158, page 42, Book 4178, page 738, Book 4295, page 696, Book 4451, page 994, Book 4515, page 578, Book 5710, page 137, and Book 5725, page 540, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4020 Coleridge Drive, Antioch, TN 37013

(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.

Davidson County DEEDWARR
Recvd: 06/02/05 15:20 2 pgs
Fees:13.00 Taxes:453.25
20050602-0062704

Witness our hands this 19th day of May, 2005.

William Arthur Nichols

Lois Kaye Nichols

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 William Arthur Nichols and wife, Lois Kaye Nichols , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19th day of May, 2005.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE
Exp. 3/21/09
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public