WARRANTY DEED

PLANTATION TITLE, LLC
7620 Highway 70 S, S-214
Nashville, TN 37221

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES: May 24, 2008.
(AFFIX SEAL)

REGINA E. JOHNSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN.

Davidson County DEEDWARR
Recvd: 08/02/05 09:06 2 pg:
Fees:13.00 Taxes:477.30

20050802-0090041

THIS INSTRUMENT WAS PREPARED BY
Plantation Title, LLC, 7620 Highway 70S, Nashville, TN 37221

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph James III	Joseph James III	61-215
(NAME)	(NAME)	
807 Gillock Street	807 Gillock Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(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, I, **Abdul R. Ashari and wife, Latifa Ashari**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph James, III and wife, Linda K. James**, 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. 2 on a Resubdivision of part of Lot No. 73 on the Plan of the Subdivision of the Maplewood Home Tract, as of record in Book 421, Page 174, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description of said lot.

Being part of the same property conveyed to Abdul R. Ashari by Quitclaim Deed from W. T. Clinard and wife Jessie B. Clinard dated July 28, 1993 and filed for record on October 15, 1993 in Book 9116, page 575, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Taxes for the year 2005 which have been prorated and assumed by the Grantee(s); any and all easements, right of ways, setback lines, covenants and restrictions, zoning regulations, etc., of record in the Register's Office, Davidson County, Tennessee

unimproved ☐
This is improved ☒ property, known as 807 Gillock Street, Nashville, TN 37216
(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 hand this 19th day of July, 2005.

Abdul R. Ashari

Latifa Ashari

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Abdul R. Ashari and Latifa Ashari**, with whom I am personally acquainted and who upon his/her/their oath acknowledged himself/herself/themselves to be the person(s) who executed the foregoing instrument for the purposes there contained.

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

Commission expires: May 24, 2008

Regina E. Johnson Notary Public

