File No. 250800015

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: 4/15/09

(AFFIX SEAL)

CAROL J. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 08/23/05 15:53 2 pg
Fees:13.00 Taxes:521.70

20050823-0100576

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ilbrahim Hannah	Ilbrahim Hannah	Map 149, Group 30A, Parcel 22.00
(NAME) 1509 Grovesnor Court	(NAME) Same	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Valerie A. Bohr, a single person, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ilbrahim Hannah and Emily Awad, HEREINAFTER CALLED THE GRANTEE(S), Their HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 2, Section Two, Chelsea Village Addition, as shown by plat of record in Plat Book 7900, Page 903, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Valerie A. Bohr, a single person, by Deed from Alphonso Jackson, Acting Secretary of Housing and Urban Development, of Washington D.C., dated February 3, 2004, filed for record on February 13, 2004, in Instrument Number 200402130017532, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1509 Grovesnor Court, 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 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 10th day of August, 2005.

Valerie A. Bohr by H. J. Bohr her attorney in fact
Valerie A. Bohr

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

~~STATE OF~~

~~COUNTY OF~~

On this the 10 day of August, 2005, before me personally appeared Herman Frederick Bohr, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Valerie A. Bohr, and who acknowledged that he executed the same as the free act and deed of the said Herman Frederick Bohr by virtue of that Power of Attorney, duly executed by the said Valerie A. Bohr and appearing of record in Book____, page _____, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, Tennessee, this 10th day of August, 2005.

Notary Public: _____

My Commission Expires:

JEFF FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Exp. Jan. 26, 2006

File Number: 250800015

RETURN TO:

Cumberland Title

216 Centerview Drive, Suite 139

Brentwood, TN 37027