WARRANTY DEED

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00

Melissa Woodward
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF MAY, 2006.

LISA M. VASKE NOTARY PUBLIC AT LARGE SUMNER COUNTY

Notary Public

MY COMMISSION EXPIRES: 3/17/07
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/15/06 08:27 2 pgs
Fees:13.00 Taxes:458.80

20060615-0071102

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rosario Yepez	Same	113-8-164
(NAME)	(NAME)	
428/430 Cathy Jo		
(ADDRESS)	(ADDRESS)	
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, Bewar Ahmad, unmarried, and Rahima Mousa Yasin, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rosario Yepez and Juan Martin Marcias, 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. 78 on the Plan of Phase 1, Valley View Terrace Subdivision, as of record in Plat Book 5200, Page 77, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Bewar Ahmad, by deed of record as Instrument No. 20050609-0065877, Register's Office for Davidson County, Tennessee. Rahima Mousa Yasin joins in this conveyance to convey any interest she may have. Rahima Mousa Yasin being one in the same person as Rama Y. Yasin.

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

unimproved ☐

This is improved ☒ property, known as 428/430 Cathy Jo, 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 hand this 9th day of May, 2006.

BEWAR AHMAD
Bewar Ahmad

RAHIMA MOUSA YASIN
Rahima Mousa Yasin

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bewar Ahmad* 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 9th day of May, 2006.

Commission expires: 7-25-09

Heidi Jo Clayton
Notary Public
My Comm. Exp. 07/25/09
State Of TENNESSEE
Davidson County

Heidi Jo Clayton
Notary Public

* joined by Rahima Mousa Yasin