Davidson County DEEDWARR
Recvd: 02/05/07 11:24 2 pgs
Fees:13.00 Taxes:443.63

20070205-0014731

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
10579 Cedar Grove Road, Suite 140
Smyrna, TN 37167
07TN00048

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$119,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 31st day of January, 2007

Notary Public

MY COMMISSION EXPIRES:

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 10579 Cedar Grove Road, Suite 140, Smyrna, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ahmed Settar **2561 Sonar Street** **Nashville, TN 37214**	BANK OF AMERICA, N.A. 7600 SOUTHSIDE BLVD BLDG 600 JACKSONVILLE FL 32256	**052-12-0B-224.00**

FOR AND IN 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,

Joseph Rian Hollister f/k/a Joseph Rian Payne, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ahmed Settar, unmarried

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, State of Tennessee, described as follows, to-wit:

Being Lot 12, on the Plan of RIVER GLEN, Phase 5, Section 1, of record in Instrument No. 20011207-0135344 and as amended by Instrument No. 20030305-0029504, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joseph Rian Hollister , unmarried, by Warranty Deed from NVR, Inc. a Virginia Corporation T/A Fox Ridge Homes, dated September 30, 2003 and recorded October 8, 2003 in Instrument No. 20031008-0149458, Register's Office for Davidson County, Tennessee.

Mandy Hollister, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in said real estate.

Unimproved ( )
This is improved (X) property known as **2561 Sonar Street, Nashville, TN 37214**

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 January , 2007.

Joseph Rian Hollister f/k/a Joseph Rian Payne by Jamie Milele Att-N-Fact

Joseph Rian Hollister
f/k/a Joseph Rian Payne by Jamie Milele, Attorney in Fact

Mandy Hollister by Jamie Milele, Att-N-Fact

Mandy Hollister by Jamie Milele, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 31st day of January , 2007, before me personally appeared **Jamie Milele** to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of **Joseph Rian Hollister f/k/a Joseph Rian Payne** as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said **Joseph Rian Hollister f/k/a Joseph Rian Payne .**

.

Witness my hand and official seal at Nashville , Tennessee, this the 31st day of January , 2007.

My commission expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 31st day of January , 2007, before me personally appeared **Jamie Milele** to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of **Mandy Hollister** as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said **Mandy Hollister .**

.

Witness my hand and official seal at Nashville , Tennessee, this the 31st day of January , 2007.

My commission expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010