Return to

ALL-STAR TITLE
120 DONELSON PIKE
SUITE 201
NASHVILLE, TN 37214
PH 615 883 5883
FAX 615 883 7543

This Instrument Prepared By:
Elite Title Company, LLC
109 Westpark Drive, Suite 350
Brentwood, TN 37027
6070302

Send Tax Bills To:
New Owner

Davidson County DEEDWARR
Recvd: 06/28/07 13:12 2 pgs
Fees:13.00 Taxes:454.36
20070628-0077289

MAP & PARCEL: : 163-16-0-A-053.00

New Owner is:
Nureini Moalim Ambasha
5818 Monroe Crossing
Antioch, TN 37013

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Adriana Watt and husband, Chris Watt**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Nureini Moalim Ambasha, a married man**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **5818 Monroe Crossing, Antioch, TN 37013**

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Unit 153 on the Plan of Phase one, Provincetown, a Horizontal property Regime with a Private Elements of record in Instrument # 20031119-0618785-Exhibit "A-1", Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Adriana Watt and husband, Chris Watt, by Warranty Deed from Centex Homes, a Nevada General Partnership, dated 03/16/05, recorded 03/21/05, in Instrument # 20050321-0030394, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

A.W. a.w.
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns

against the lawful claims of all persons whomsoever.

WITNESS our hands this 22nd day of June, 2007.

GRANTOR(S):

Adriana Watt
ADRIANA WATT

Chris Watt
CHRIS WATT

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Adriana Watt and husband, Chris Watt**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 22nd day of June, 2007.

PEGGY S. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

Peggy S. Hill
NOTARY PUBLIC
My Commission Expires: 07-25-09

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$122,800.00**.

Peggy Woodall
AFFIANT

SWORN TO and subscribed before me this 22nd day of June, 2007.

Peggy S. Hill
NOTARY PUBLIC
My commission expires: 07-25-09

PEGGY S. HILL STATE OF TENNESSEE DAVIDSON COUNTY, TN My Commission Expires July 25, 2009