WARRANTY DEED

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$120,000.00**

Hejar Emin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JANUARY, 2009.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON

MY COMMISSION EXPIRES:
MARCH 9, 2010

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
All-Star Title, Inc., 3530 Central Pike, Ste 102A, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hejar Ahmed Emin	**Hejar Ahmed Emin**	**147-02-0-028.00**
(NAME) **422 Bellengrath Dr.**	(NAME) **422 Bellengrath Dr.**	
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Nashville, TN 37211**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 01/21/09 13:50 2 pgs
Fees:13.00 Taxes:444.00

20090121-0005221

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,

Marian McCallum a widow

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

Hejar Ahmed Emin, married

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. 47 on the plan of Elysian Park, of record in Plat Book 2331, page 32, **Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.**

Being the same property conveyed to Herman McCallum (now deceased) and wife, Marian McCallum by deed from Robert W. Hall and wife, Terry L. Hall of record in Book 10070, Page 110 on 05/29/1996 and filed for record on 06/03/1996, Register's Office for DAVIDSON County.

unimproved ☐
This is improved ☒ property, known as **422 Bellengrath Dr., 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 **14th** day of **January, 2009.**

Marian McCallum POA Janet S. Cochran
Marian McCallum

STATE TN

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for said County in said State, personally appeared JANET S. COCHRAN - as Power of Attorney for Marian McCallum with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the instrument for the purposes therein contained, and who further acknowledged that JANET S. COCHRAN is the Power of Attorney of the maker, and is authorized by the maker, to execute this instrument of behalf of the maker.

Witness my hand and official seal at office, this the 14th day of January, 2009.

Notary Public
My Commission Expires:

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
MARCH 9, 2010