WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/27/09 10:58 2 pgs
Fees:13.00 Taxes:455.10
20090127-0007002

Victor Hazelwood Notary Public My Comm. Exp. 03/20/2010 State of TENNESSEE Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF OCTOBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 3/20/2010
(AFFIX SEAL)

BOX 13
11312

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Merdan Ibrahim	Merdan Ibrahim	92-8-352
611 ELAINE (NAME) DR. ~~1407 Hynes Street~~	611 Elaine Drive (NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN ~~37203~~ 37211	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, Linda Mosley, Trustee of the Billie W. Rickles Trust, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Merdan Ibrahim, 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 part of Lot No. 56 in Hynes Addition to Nashville,a plan which is recorded in Minute Book "B", Page 85, in the Chancery Court at Nashville, Tennessee.

Said part of said Lot No. 56 fronts 40 feet on the south side of Hynes Street and runs back between parallel lines and with the western margin of 20 feet alley about 132 feet to an alley.

Being the same property conveyed to Billie W. Rickles, by deed of record in Book 8150, Page 736, Register's Office for Davidson County, Tennessee. Billie W. Rickles having since died testate leaving thisproperty into the Billie W. Rickles Trust, reference Will Book 36, Page 685, Rutherford County Probate Court.

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

unimproved ☐

This is improved ☒ property, known as 1407 Hynes Street, Nashville, TN 37203
(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 16th day of October, 2008.

Billie W. Rickles Trust

By: Linda Mosley
Linda Mosley, Trustee,

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 16th day of October, 2008, before me, personally appeared Linda Mosley as trustee of The Billie W. Rickles Trust, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 16th day of October, 2008.

Commission expires: Aug 23, 2011

PATRICK MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Aug 23 2011

Notary Public