WARRANTY DEED

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF OCTOBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 1-21-2013
(AFFIX SEAL)

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
Hager N. Ibrahim	U.S. Bank N.A.	148-13-4
(NAME)	(NAME)	
360 Melpar Drive	3151 Highland Pointe Drive	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Owensboro, KY 42303	
(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, Nijyar Abdullatif, unmarried and Heydar Abdullatif and husband, Nesuan Naif Chalky F.K.A. Nesuan Ibrahim, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hager N. Ibrahim, married and Sipel Ibrahim, 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. 375 on the Plan of Fairlane Park, Section III, of record in Book 2331, pages 145 and 146, Register's Office said County.

Said Lot No. 375 fronts 98 feet on the north side of Melpar Drive and runs back between lines, 192 feet on the West line and 192.4 feet on the east line to a dead line in the rear which it measures 98 feet.

Being the same property conveyed to Heydar Abdullatif and husband Nesuan Ibrahim and Nijyar I. Abdullatif, unmarried, by deed of record in Instrument No. 20030327-0040407, Register's Office for Davidson County, Tennessee. Nesuan Naif Ibrahim having changed his name to Nesuan Naif Chalky. A petition for name change filed in the U.S. District of Middle Tennessee. Nesuan Ibrahim being one in the same as Nesuan Naif Ibrahim and Nesuan Naif Chalky.

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

unimproved ☐

This is improved ☒ property, known as 360 Melpar Drive, 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.

BILL GARRETT, Davidson County
Trans:T20090071194 DEEDWARR
Recvd: 10/20/09 09:31 2 pgs
Fees:13.00 Taxes:414.40
20091020-0096779

Witness our hands this 15th day of October, 2009.

x NESUAN NAIF CHALKY
Nesuan [redacted] NAIF CHALKY
NC

x Heydar Abdullatif
Heydar Abdullatif

x Nijyar A.
Nijyar Abdullatif

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Heydar Abdullatif and Nijyar I. Abdullatif and Nesuan ~~Ibrahim~~ * with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

* NAIF CHALKY
KF

Witness my hand and official seal at Nashville, Tennessee this 15th day of Oct. 2009.

Commission expires:
1-21-2013

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public