BILL GARRETT, Davidson County
Trans:T20100037898 DEEDWARR
Recvd: 06/22/10 09:37 3 pgs
Fees:18.00 Taxes:414.40

20100622-0048583

Prepared by:
Amy Cross Nance
Attorney at Law
111 Southeast Parkway Ct. Ste 200
Franklin, TN 37064
615-794-5644

Return to:
Rudy Title & Escrow, LLC
2012 21st Ave S
Nashville, TN 37212
R-VRE-10-558

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $112,000.00

Affiant

Subscribed and sworn to before me, this 15th day of June, 2010

Notary Public
My commission expires: 5/20/14

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Lisa A. Hand	Citylife Lending Group	09012034400
558 Annex Ave.	P.O. Box 11701	
Nashville TN 37209-0000	Newark, NJ 07101	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Rasheed Ali and wife Shawbo Qader hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Lisa A. Hand an unmarried person hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 17 on the plan of Charlotte Park Annex of record in Book 3700, page 49, Register's Office for Davidson County, Tennessee, to which plan reference is herein made for a more complete legal description of metes and bounds.

Being the same property conveyed to Rasheed Ali and wife, Shawbo Qader by deed dated July 21, 2004 from Bakhtiar H. Hawramy and Shukria H. Hawramy, husband and wife, of record in Instrument No. 20040728-0090037 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2010 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Charlotte Park Annex of record in Book 3700 Page 49, Register's Office for Davidson County, Tennessee

This property is improved property known as 558 Annex Ave., Nashville, Tennessee 37209-0000

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title

and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 11th day of June, 2010.

Rasheed Ali by Shawbo Qader, Attorney in Fact

Shawbo Qader

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Rasheed Ali and~~ Shawbo Qader, the bargainor(s), 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 purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 11th day of June, 2010.

Notary Public

My Commission expires: 3/29/11

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 06493

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17th day of June, 2010, before me personally appeared Shawbo Qader to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Rasheed Ali acknowledged that such person executed the same as the free act and deed of Rasheed Ali.

Notary Public

My Commission expires 3/29/11

