BOX 13
16124

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
10-0205H

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE , WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$290,000.00**

Affiant

LaTrece McAdoo
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County

SUBSCRIBED AND SWORN TO BEFORE ME THIS the 10th **day of** January 2011.

Notary Public
Commission Expires:

ADDRESS OF NEW OWNER:
Yusuf Omer Ahmed
1612 Braebury Circle
NashvilleTN37211

SEND TAX BILLS TO:
New Owner

MAP & PARCEL
Map 172-14-0A

Parcel 080.00

WARRANTY DEED

FOR AND IN 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,

David E. McIntyre and Patricia P. McIntyre, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Yusuf Omer Ahmed, a married man

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 all of Lot No. 27, as shown on the plan of Section Two, Wexford Downs, a Planned Unit Development, and filed of record in Plat Book 9700, page 593 and 594, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to David E. McIntyre and Patricia P. McIntyre, husband and wife, by Warranty Deed dated May 30, 2006 from Bradley J. Nozicka, a single man, and filed in Instrument No. 20060605-0065779, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: County of Davidson taxes for the year 2011 and subsequent years; Subject to Declaration of Restrictive Covenants filed in Book 10292, Page 51, supplemented in Book 10792, Page 822; HOA Charter filed in Book 10500, Page 444; Subject to all

BILL GARRETT, Davidson County
Trans:T20110004201 DEEDWARR
Recvd: 01/21/11 10:05 2 pgs
Fees:13.00 Taxes:1073.00
20110121-0005946

matters as set forth per Plat Book 9700, Pages 593 and 594; all in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1612 Braebury Circle Nashville TN 37211.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 7 **day of** January, ~~**2010**~~ 2011 IR

David E. McIntyre by Ingrid A. McIntyre, his attorney in fact
David E. McIntyre by Ingrid A. McIntyre, his Attorney in Fact

Patricia P. McIntyre by Ingrid A McIntyre, her attorney in fact
Patricia P. McIntyre by Ingrid A. McIntyre, her Attorney in Fact

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 **Ingrid A. McIntyre** the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument on the behalf of **David E. McIntyre and Patricia P. McIntyre**, and acknowledged that she executed the same as their free act and deed by virtue of an instrument of record in Instrument No. 20110121000595, in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this the 7 **day of** January, 2011.

Notary Public
Commission Expires: 9-9-2014

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires