WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110004370 DEEDWARR
Recvd: 01/21/11 15:02 2 pgs
Fees:13.00 Taxes:925.00
20110121-0006165

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of January, 2011.

Notary Public

MY COMMISSION EXPIRES: 5-8-13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anthony Cross	New Owner	Map & Parcel 08206001200
(NAME) 745 Thelma Ave	(NAME)	
(ADDRESS) Madison TN 37115	(ADDRESS)	
(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, Fares Mohammed, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anthony Cross and wife, Margo Cross, 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 Nos. 5, 6, 7, 8 and 9, in the G. W. Thomason's Plan of Lots in Northeast Nashville, as of record in Book 57, Page 86, Register's Office for Davidson County, Tennessee and described together according to a survey made by Barge, Waggoner and Sumner Engineers, on August 22, 1969, as follows:
Beginning on an iron pin in the easterly margin of North First Street, being the common front corner of Lots Nos. 4 and 5, thence with the easterly margin of North First Street, North 5 degrees 57 minutes East 250 feet to an iron pin in the easterly margin of said Street, being the common front corner of Lots Nos. 9 and 10; thence with the line between said lots South 83 degrees 05 minutes East 155.20 feet to an iron pin in the westerly margin of an alley; thence with the westerly margin of said alley, South 6 degrees 07 minutes West 250 feet to an iron pin being the common rear corner of Lots Nos. 4 and 5; thence with the line between said Lots North 83 degrees 05 minutes West 154.47 feet to the beginning.

Being the same property conveyed to Fares Mohammed by deed from Franklin National Bank of record in Instrument Number 20040405-0038218 and also by Quitclaim Deed from Mahmod Ahmad of record in Instrument Number 20090701-0061339, Register's Office, Davidson County, Tennessee.

Fares Mohammad and Fares Mohammed are one in the same person.

This is the same description as in previous deed of record.

Subject to restrictions of record in Book 3368, Page 23 and in Book 4410, Page 963, said Register's Office.

Subject to any and all matters and notes on plat of record in Plat Book 57, Page 86, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 811 Dickerson Pike, Nashville, TN 37207
(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 19th day of January, 2011.

Fares Mohammed

STATE OF TENNESSEE

COUNTY OF Davidson

On this 19th day of January, 2011, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Fares Mohammed**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

5-8-12

Notary Public

