WARRANTY DEED

STATE OF ~~TENNESSEE~~ New Jersey
COUNTY OF Cumberland

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF FEBRUARY, 2011.

Notary Public

MY COMMISSION EXPIRES: 10/15/2014
(AFFIX SEAL)

LINDA C JACOBSON
Notary Public
State of New Jersey
My Commission Expires Oct 15, 2014

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067 Box 18b

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mohamed Mohamud	Mohamed Mohamud	164080C02300 CO
(NAME)	(NAME)	
740 Pin Oak Drive	740 Pin Oak Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(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, I/WE, Patrick Hee and wife, Tifani Hee, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mohamed Mohamud, 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. 119, on the Plan of Final Plat, Section One, Hamilton Chase, as shown by plat appearing of record in Instrument Number 20051025-0128977, corrected in Instrument Number 20051031-0131297 and 20051031-0131368, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Patrick Hee, a married person, by Warranty Deed from Greenvale Construction, LLC, a Tennessee Limited Liability Company, of record in Instrument Number 20060419-0044721, Register's Office for Davidson County, Tennessee.

Tifani Hee joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

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

unimproved ☐

This is improved ☒ property, known as 740 Pin Oak Drive, Antioch, TN 37013
(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:T20110009976 DEEDWARR
Recvd: 02/17/11 09:09 2 pgs
Fees:13.00 Taxes:492.10
20110217-0013406

Witness my hand this 14th day of February, 2011.

2-14-11

Patrick Hee

Tifani Hee

STATE OF New Jersey

COUNTY OF Cumberland

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patrick Hee and Tifani Hee, 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 Upper Deerfield 13 Johns Way, New Jersey this 14th day of February, 2011.

Commission expires:

Notary Public

LINDA C JACOBSON
Notary Public
State of New Jersey
My Commission Expires Oct 15, 2014

Return To:
Advantage Title & Escrow
2000 Mallory Lane
Suite 130, Box 523
Franklin, TN 37067