WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2011.

NOTARY PUBLIC
Jacqueline G. Brown
My Commission Expires
January 6, 2015
STATE OF TENNESSEE

MY COMMISSION EXPIRES:

JACQUELINE G. BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20110051727 DEEDWARR
Recvd: 08/23/11 08:33 2 pgs
Fees:13.00 Taxes:333.00
20110823-0064977

THIS INSTRUMENT WAS PREPARED BY:
Legacy Title and Escrow, LLC
1800 S. Rutherford Blvd., Suite 104
Murfreesboro, TN 37130
from information provided by the parties.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Guwan Ali	U.S. Bank National Association	162-10-0-87.00
(NAME)	(NAME)	
309 Brewer Dr.	3180 Rider Trail S	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Earth City, MO 63045	
(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, **Soran Rusheed and Paiman Hussein, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Guwan Ali, 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 Lot No. 3 on the Plan of Addition to Southwood Subdivision, as shown on plat of record in Plat Book 2900, Page 65, in the Register's Office of Davidson, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

This being the same property conveyed to Soran Rusheed and Paiman Hussein, husband and wife by Warranty Deed from Elizabeth W. Mason, unmarried, dated July 23, 2004, filed of record on July 28, 2004, in Instrument No. 20040728-0090285, in the aforesaid Register's Office.

This conveyance is made subject to subdivision restrictions, building lines and easements of record in Plat Book 2900, Page 65, in the aforesaid Register's Office; and the 2011 County and City Taxes.

unimproved ☐

This is improved ☒ property, known as 309 Brewer Dr., 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.

Witness our hands this 27th day of June, 2011.

Soran Rusheed

Paiman Hussein

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Soran Rusheed and Paiman Hussein, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained as his/her/their free act and will.

Commission expires: 1-6-15

Jacqueline G Brown
Notary Public



NOTARY PUBLIC
Jacqueline G. Brown
My Commission Expires
January 6, 2015
STATE OF TENNESSEE