WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,000.00

Jessica Leftwich
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of December, 2011.

Jennifer McEwen
Notary Public

MY COMMISSION EXPIRES: 12/23/14
(AFFIX SEAL)

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maria Caraian	Regions Mortgage	16106006000
(NAME)	(NAME)	
5123 Ashley Drive	2050 Parkway Office Cir.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Birmingham, AL 35244	
(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, Yasuf 0. Ahmed, unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Maria Catalan Welchez, an unmarried woman, 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:

Tract II:
A tract or parcel of land in the 6th Civil District of Davidson County, Tennessee, being Lot No. 112, as shown on the Plan of Huntington Park, Section One, of record in Book 4175, Page 10, Register's Office for Davidson County, Tennessee. Said Lot No. 112 fronts 124.2 feet on the westerly side of Ashley Drive and 98.8 feet on the northerly side of an unnamed street, and measures 40.4 feet around the curve at the northwesterly corner of Ashley Drive and the said unnamed street, and measures 111.4 feet on its northerly line and 149.2 feet on its westerly line.

Being the same property conveyed to Yasuf 0 Ahmed, by deed of record in Instrument No. 20050304-0024307, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Yasuf 0 Ahmed by Lokinan Rashid as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument NO. 20120124-0006447 in the Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☐ property, known as 5123 Ashley Drive, 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.

BILL GARRETT, Davidson County
Trans:T20120005425 DEEDWARR
Recvd: 01/24/12 08:53 2 pgs
Fees:13.00 Taxes:673.40
20120124-0006448

Witness my hand this 30th day of December, 2011.

Yusuf Ahmed by Lokman Rashid
Yasuf O. Ahmed

His Atty-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 30th day of December, 2011, before me personally appeared Lokman Rashid, the person who executed the foregoing instrument on behalf of Yasuf O. Ahmed and who acknowledged that he executed the same as the free act and deed of the said Yasuf O. Ahmed, through Power of Attorney granted him by the said Yasuf O Ahmed

Witness my hand and official seal at Nashville, Tennessee this 30th day of December, 2011.

Commission expires:

Notary Public

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