Rec & Return
SMITH • SHOLAR • ASSOCIATES • PLLC
846 Conference Drive, Ste. 4
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20120048879 DEEDWARR
Recvd: 07/03/12 09:24 2 pgs
Fees:13.00 Taxes:316.35
20120703-0058256

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 85,500.00

Affiant

Subscribed and sworn to before me, this 26th day of June, 2012.

Notary Public

My commission expires: 1-5-16

CHERYL M. RODGERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 JOHNNY CASH PKWY.
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ERIC HEINEKEN	Primary Residential Mortgage	09204024000
938 MORRISON STREET	4750 West Wiley Post Way #200	
NASHVILLE, TN 37208	Salt Lake City UT 84116	

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 ACKNOWLEDGE, WE,

ADEL IBRAHEM

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ERIC HEINEKEN, a single 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. 15 and the southerly 4 feet of Lot No. 16, on the Plan of Johnson Bransford's Subdivision of three parts of Lot No. 158 of Judge John McNairy's Mansion House Tract, of record in Plat Book 161, page 146, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description. Said Lot No. 15 and part of Lot No. 16 front together 39 feet on the easterly side of Morrison Street and extend back between parallel lines 134 feet, more or less, to an alley.

BEING THE SAME PROPERTY CONVEYED TO ADEL IBRAHEM BY SPECIAL WARRANTY DEED FROM FEDERAL HOME LOAN MORTGAGE CORPORATION DATED 07/15/10 AND RECORDED ON 07/19/10 IN INSTRUMENT NO. 20100719-0056017, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as shown on the plat of record in Plat Book 161, Page 146, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

Encroachments, of whatsoever kind or type, from/by the insured property and/or premises upon adjoining, adjacent or any other properties and/or premises encumbered by said encroachment, whether of record or visually discernable.

This is improved (__X__) unimproved (____) property known as 938 MORRISON STREET, NASHVILLE, TN 37208.

AE

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 in 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/our hand(s) this 26th day of June, 2012.

ADEL IBRAHEM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, ADEL IBRAHEM, the within named Grantors, 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 within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of June, 2012.

Notary Public

My Commission Expires: 1-5-16

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD