WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120051681 DEEDWARR
Recvd: 07/13/12 10:07 2 pgs
Fees:13.00 Taxes:730.75

20120713-0061663

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,500.00

Affiant

TAHIRA J. PYSZKA NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JUNE, 2012.

MY COMMISSION EXPIRES JULY 29, 2013

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Axford and Natalie Palmer	Avenue Bank	181030A10900 CO
(NAME)	(NAME)	
6997 Calderwood Drive	111 10th Avenue South	
(ADDRESS)	(ADDRESS)	
Cane Ridge, TN 37013	Nashville, TN 37203	
(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, Shadi Ibrahim and wife, Diana Ahmad, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew Axford, unmarried and Natalie Palmer, unmarried, as joint tenants with right of survivorship, 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 Number 109 on the Plan of Indian Creek Estates, Section Five, a Planned Unit Development, of record in Instrument Number 20030424-0055115, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of said lot.

Being the same property conveyed to Shadi Ibrahim, an unmarried man, by deed of record in Instrument Number 20040706-0079752 Register's Office for Davidson County, Tennessee. The said Shadi Ibrahim is now married to Diana Ahmad. Diana Ahmad hereby joins in this conveyance to waive any marital rights granted to a spouse by law, in said property.

Subject to all matters as shown on Plan of Indian Creek Estates of record in Instrument Number 20030424-0055115, Register's Office for Davidson County, Tennessee. This conveyance is subject to Restrictions and By-Laws of record in Book 10752, page 553; Book 11708, page 575; Instrument No. 20000727-0074152; Instrument No. 20030509-0062505; Instrument No. 20050118-0006063; Instrument No. 20060523-0060562; Book 11033, page 509; and Instrument No. 20000727-0074153, said Register's Office. This conveyance is made subject to PUD Boundary of record in Plat Book 9700, page 391; Cemetery Easements of record in Book 5059, page 374, and Book 6549, page 403, said Register's Office; Storm Water Detention Agreement of record in Book 10729, page 380, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 6997 Calderwood Drive, Cane Ridge, 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.

Witness my hand this 29th day of June, 2012.

Shadi Ibrahim

Diana Ahmad

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shadi Ibrahim, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

* and Diana Ahmad

Witness my hand and official seal at Franklin, Tennessee this 29th day of June, 2012.

Commission expires:

Notary Public

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