File No. 133033

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130032817 DEEDWARR
Recvd: 04/22/13 12:42 2 pgs
Fees:13.00 Taxes:580.53

20130422-0039765

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF APRIL, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DAVID R.A. ROETCISOER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp, July 21, 2013
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Venture Title, LLC
3027 Highway 31 W
White House, TN 37188
615-672-4343

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maikel Ebrahim		135-14-0A-009.00
(NAME)	(NAME)	
1041 Aldersgate Road	New Owner	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **DAVID LYNN EDWARDS, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MAIKEL EBRAHIM**, HEREINAFTER CALLED THE GRANTEE(S), 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 9 on the Plan of Pinnacle Point Subdivision, Phase 2, of record in Plat Book 6900, Pages 140 and 141, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to David Lynn Edwards by deed from U.S. Bank National Association, as trustee on behalf of the holders of the Asset Backed Pass-Through Certificates, Series NC 2005-HE4, dated September 21, 2012 and recorded October 1, 2012 in Instrument Number 20121001-0089255, Register's Office for Davidson County, Tennessee.

This property is not now nor has it ever been the residence of the Grantor

This conveyance is further subject to the 2013 real estate taxes, which have been prorated and assumed by the Grantee; Declaration of Covenants, Conditions and Restrictions of record in Book 7032, Page 733; corrected in Book 7065, Page 959; as amended in Book 7067, Page 739; HOA Charter of record in Book 7058, Page 234; and all existing easements and all other matters shown on plat of record in Plat Book 6900, Pages 140 and 141, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as: 1041 Aldersgate Road, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 5th day of April, 2013.

David Lynn Edwards

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named DAVID LYNN EDWARDS, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 5th day of April, 2013.

Commission expires: 3/28/15

Notary Public

TRACI MINGLEDORFF
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY