BILL GARRETT, Davidson County
Trans:T20130046506 DEEDWARR
Recvd: 06/04/13 13:51 2 pgs
Fees:13.00 Taxes:488.40
20130604-0056467

(1) Box 36

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 132,000.00

Affiant

Subscribed and sworn to before me, this 31st day of May, 2013.

Notary Public

My commission expires: 5-20-14

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
MAY 20, 2014
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 E MAIN STREET SUITE B
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
WILLIAM WOOLDRIDGE		**09012012700**
610 AMERICAN ROAD	Same	
NASHVILLE, TN 37209		

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,

HAMOUDI T AHMED and AHMED TAHIR AHMED

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

WILLIAM WOOLDRIDGE

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, 63 on the Plan of Charlotte Park, Section 1, As of record in Book 2663, pages 2 through 6, Register's Office for said County, described as follows:

BEGINNING on the northerly margin of American Road at the corner of Lots Nos. 63 and 64; thence with the northerly margin of said Road westerly 70 feet to the beginning of a curve; thence around said curve having a radius of 25 feet northwesterly 39.3 feet to the easterly margin of Annex Avenue; thence with the same, northerly 107 feet; thence easterly 98 feet to the corner of Lots Nos. 63 and 64; thence with the line between said two lots, southerly 131.5 feet to the beginning.

BEING THE SAME PROPERTY CONVEYED TO HAMOUDI T AHMED AND AHMED TAHIR AHMED BY QUITCLAIM DEED FROM VICTOR HAZELWOOD, TRUSTEE DATED 11/30/07 AND RECORDED ON 12/18/07 IN INSTRUMENT NO. 20071218-0145324, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 610 AMERICAN ROAD, NASHVILLE, TN 37209.

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 31st day of May, 2013.

Hamoudi T Ahmed
HAMOUDI T AHMED

Hamoudi Tahir Ahmed
AHMED TAHIR AHMED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
(CP)

Personally appeared before me, a Notary Public of said County and State, HAMOUDI T AHMED and AHMED TAHIR AHMED, 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 31st day of May, 2013.

Cheryl M Rodgers
Notary Public

My Commission Expires: 1-5-16

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