WARRANTY DEED

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $241,753.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of November, 2013.

Notary Public

MY COMMISSION EXPIRES: April 12, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alan Ahmed	new owner	173100a01400co
(NAME)	(NAME)	
3105 Thistle Down Lane		
(ADDRESS)	(ADDRESS)	
Antioch , TN 37013		
(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, Terry Wayne Rodgers, Jr., and Nicole Marie Rodgers, Husband and Wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alan A. Ahmed and Zuleyha O. Ahmend, Husband and Wife, 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:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of the Final Plat of Phase One, Barnes Bend Estates, of record in Instrument No. 20050802-0090369, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Terry Wayne Rodgers, Jr., and wife, Nicole Marie Rodgers, by Warranty Deed dated February 15, 2006, from The Jones Company of Tennessee, LLC., of record in Instrument No. 20060217-0019375, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES, AND ALL MATTERS SET FORTH ON THE PLAN OF FINAL PLAT OF PHASE ONE, BARNES BEND ESTATES, OF RECORD IN INSTRUMENT NO. 20050802-0090369, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

unimproved ☐

This is improved ☑ property, known as 3105 Thistle Down Lane, Antioch, 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 our hands this 14th day of November, 2013.

Terry Wayne Rodgers Jr.

Nicole Marie Rodgers

BILL GARRETT, Davidson County
Trans: T20130098346 DEEDWARR
Recvd: 11/19/13 14:11 2 pgs
Fees: 13.00 Taxes: 894.49

20131119-0119357

File No.: 2013-0836
GRE TN Warranty Deed

STATE OF TENNESSEE

COUNTY OF Hamilton

On this 14th day of November, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Terry Wayne Rodgers Jr. and Nicole Marie Rodgers**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
4/8/17

Kelly Hanson
Notary Public

KELLY HANSON
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115