BILL GARRETT, Davidson County
Trans: T20130105125 DEEDWARR
Recvd: 12/17/13 15:15 2 pgs
Fees: 13.00 Taxes: 153.55
20131217-0127545

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 41,500.00

Affiant

Subscribed and sworn to before me, this 22nd day of November, 2013.

Notary Public

My commission expires: 7-24-2

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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:
MELVIN O VILLALOBOS **ALEJANDRA ISABEL MONIA VILLALOBOS**	New Owner	**147030B05200CO**
370 WALLACE RD APT # E-20		
NASHVILLE, TN 37211		

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,

OMAR AHMED, MARRIED

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

MELVIN O VILLALOBOS and ALEJANDRA ISABEL MONIA VILLALOBOS, 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 condominium unit located in Davidson County, Tennessee, being Unit No. E-20, of Southern Hills Condominium, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6594, Page 502, Register's Office of Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit A- 1 of said Master Deed. Reference is hereby made to the Plat of Southern Hills Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete and accurate legal description of such Unit.

BEING THE SAME PROPERTY CONVEYED TO OMAR AHMED BY SPECIAL WARRANTY DEED FROM FIRST CITIZENS NATIONAL BANK DATED 11/29/2010 AND RECORDED ON 12/06/2010 IN INSRUMENT NUMBER 20101206-0096992 SAID REGISTER'S OFFICE SAID COUNTY. RONIHI AHMED JOINS IN THIS CONVEYANCE TO TRANSFER ANY AND ALL MARITAL INTEREST SHE MAY HAVE IN THE PROPERTY.

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 370 WALLACE RD APT # E-20, NASHVILLE, TN 37211.

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 22nd day of November, 2013.

OMAR AHMED

RONIHI AHMED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, OMAR AHMED AND RONIHI 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 22nd day of November, 2013.

Notary Public

My Commission Expires: 7-24-17