#7732

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of December 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hussein J. Mohammed	Fifth Third Mortgage Company	173040B01500CO
(NAME)	(NAME)	
6104 Blue Hole Court	5001 Kingsley Dr	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Cincinnati, OH 45263	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140000554 DEEDWARR
Recvd: 01/03/14 10:22 2 pgs
Fees:13.00 Taxes:740.00
20140103-0000733

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, **Rea Investments, LLC**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Hussien Muhammed and the Zalikha Mesho, husband and wife,** , hereinafter called the GRANTEE(S), their heirs and/or 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. 15 on the Final Plat of Blue Hole Pointe of record in Instrument No. 200605310063584, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Three D Builders, LLC by Warranty Deed dated 06/13/2006 from General Construction Company, Inc. of record in Instrument 200606150071338, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rea Investments, LLC by Quit Claim Deed dated 02/28/2012 from Three D Builders, LLC of record in Instrument 201203060019419, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per Instrument 200605310063584; (2) Protective Covenants of record in Instrument 200612120153449; (3) Stormwater Detention Agreement Easement of record in Instrument 200503160028868: (4) Charter of record in Instrument 200612120153448, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☑

This is improved ☐ property, known as 6104 Blue Hole Court, 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 GRANTEE(S), their heirs and/or 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/or 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 31st day of December, 2013.

REA INVESTMENTS, LLC

Member

Jeff Duty
Member

State of Tennessee
County of

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jeff Duty with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Member of the within named bargainor, a Tennessee Limited Liability Company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Jeff Duty, as such Member.

Witness my hand and official seal at office at Mt. Juliet, Tennessee, this 31st day of December, 2013.

Notary Public
My Commission Expires:
5.3.2016.

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122