File No.: 14052676

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140047648 DEEDWARR
Recvd: 07/03/14 11:16 2 pgs
Fees: 13.00 Taxes: 273.80
20140703-0058807

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$76,500.00~~ 74,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of May, 2014.

Notary Public

MY COMMISSION EXPIRES: 12/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rajab H Mohammed	New owner	095 05 0A 00100
(NAME) 2528 Clovernook Dr	(NAME)	
Nashville (ADDRESS), TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Paul Ford, Administrator for the Estate of Julia Ann Ford**, pursuant to Letters of Administration issued on February 27, 2014 and recorded in the Clerk's Office for the Seventh Circuit Court for the Twentieth Judicial District, Probate Division, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Rajab H Mohammed, married** hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot 1, Belle Acres - Section One - Revised, Lots 1 Thru 7, 42 Thru 44, 46 Thru 51, according to survey and plat of same appearing of record in Book 5200, page 227, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Julia A. Ford, (aka Julia Ann Ford), a single person, by Warranty Deed dated 10/29/1980 and filed for record on 10/30/1980 in Book 5671, page 950, of the Register's Office of Davidson County, Tennessee. The said Julia Ann Ford died intestate on November 18, 2013. Pursuant to order of the Seventh Circuit Court for the Twentieth Judicial District, Probate Division, Case No. 14P-163, the subject property was brought into the estate to be sold at auction by Paul Ford, Administrator for the Estate of Julia Ann Ford.

This conveyance is made subject to all matters as set forth per Plat of record in Book 5200, page 227, revising Plat of record in Book 5200, page 144; Restrictive Covenants of record in Book 5408, page 360, of said Register's Office of Rutherford County, Tennessee.

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.

This is improved property known as: 2025 Farley Pl., Nashville, TN 37210

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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, as the administrator of the Estate of Julia Ann Ford, defend the title to the said land to the said GRANTEE, his 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 hand this 28th day of May, 2014.

ESTATE OF JULIA ANN FORD

BY: _____
Paul Ford, Administrator for the Estate of Julia Ann Ford

State of Tennessee
County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, Paul Ford, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Administrator for the Estate of Julia Ann Ford, and the he executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Administrator of the Estate of Julia Ann Ford.

WITNESS my hand and seal this 28th day of May, 2014.

_____
Notary Public
My Commission Expires: 3/18/2015

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130
File No.: 14052676