#847

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

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

BILL GARRETT, Davidson County
Trans:T20140050895 DEEDWARR
Recvd: 07/16/14 10:01 2 pgs
Fees:13.00 Taxes:527.25
20140716-0062723

14-0280

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $142,500.00.

Affiant

Subscribed and sworn to before me this 11th day of July, 2014.

Notary Public
My Commission Expires:

D. HAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information:
Ahmed Majeed	Ark La Tex Fi...	172 08 0A
5909 Retriever Court	5160 Tennyson Pkwy	059.00
Antioch, TN 37013	Plano TX 75024	

WARRANTY DEED

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 acknowledged, I,

Pamela Raney, a single person,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Ahmed Majeed and Nevruz Omer, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 59, Section 2-B, Hunters Branch, as shown on plat of record in Plat Book 6900, Pages 336 and 337, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Pamela Raney, a single person, by Special Warranty Deed from Premier Consulting, Inc., Trustee of the 5909 Retriever Court Trust, with full power to mortgage, convey and encumber the below-described real property without joinder of any beneficiary, dated October 5, 2007, recorded as Instrument No. 20071019-0124002, Register's Office for said County.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **5909 Retriever Court, Antioch, TN 37013.**

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 my hand this 11th day of July, 2014.

Pamela Raney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Pamela Raney,** the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of July, 2014.



D. Shayne Adair, Notary Public
State of Tennessee at Large
My Commission Expires: