Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

JAQUELINE GARCIA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-6-18
(AFFIX SEAL)

Y-KC-14-4005

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Javier Ramirez	new owner	
(NAME)	(NAME)	**148-14-0-289.00**
1104 McDonough Circle		
(ADDRESS)	(ADDRESS)	
Thompson Station, TN 37179		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **AYOUB HASSAN AND WIFE, VAMAN HASSAN PEERMOS AND BEHZAR HASAN AND WIFE, HOZAN JALAL OMER,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JAVIER RAMIREZ HERNANDEZ, A MARRIED MAN** hereinafter called the Grantee(s), their heirs and assigns, that 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. 27 on the Plan of Colewood Acres, Section 5 of record in Plat Book 5200, Page 303, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ayoub Hassan and wife, Vaman Hassan Peermos and Behzar Hasan and wife, Hozan Jalal Omer by deed from Michael W. Montgomery, an unmarried man of record in Instrument No. 20070905-0106702 Register's Office for Davidson County, Tennessee, dated August 30, 2007 and recorded on September 05, 2007.

This conveyance is subject to:
- Taxes for the year 2014.
- Plan of record in Plat Book 5200, Page 303, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5710, Page 137 and Book 5725, Page 540, in the Register's Office for Davidson County, Tennessee,
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4005 Shuffeld Court , Antioch, Tennessee 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 GRANTEE(S), their heirs and 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 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.

BILL GARRETT, Davidson County
Trans:T20140067011 DEEDWARR
Recvd: 09/09/14 11:03 2 pgs
Fees:13.00 Taxes:580.90
20140909-0082436

Witness my/our hand(s) this the 29th DAY OF AUGUST, 2014.

Ayoub Hassan

Vaman Hassan Peermos

Behzar Hasan

Hozan Jalal Omer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AYOUB HASSAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of August, 2014.

Notary Public
My Commission Expires: 10/18/16
(SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VAMAN HASSAN PEERMOS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of August, 2014.

Notary Public
My Commission Expires: 10/18/16
(SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BEHZAR HASAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of August, 2014.

Notary Public
My Commission Expires: 10/18/16
(SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HOZAN JALAL OMER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of August, 2014.

Notary Public
My Commission Expires: 10/18/16
(SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212