Davidson County	DEEDWARR
Recvd: 09/09/14 13:39	2 pgs
Fees:13.00 Taxes:410.70	
20140909-0082559	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 12.18.17
(AFFIX SEAL)

REBECCA MOSS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18 2017

Y-KC-14-02025

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
5032 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Andrew M. Ward	**USAA FSB**	
(NAME)	(NAME)	
2025 Farley Pl.	**10750 McDermott Freeway**	**095-05-0A-001.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	**San Antonio, TX 78288**	
(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 **RAJAB H. MOHAMMED, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ANDREW M. WARD AND NICOLE LEAH PETRUSKA, HUSBAND AND WIFE,** 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. 1 on the Plan of Belle Acres - Section One - Revised Lots 1 thru 7, 42 thru 44, 46 thru 51 of record in Plat Book 5200, Page 227, 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 Rajab H. Mohammed, married by deed from Paul Ford, Administrator for the Estate of Julia Ann Ford of record in Instrument No. 20140703-0058807 Register's Office for Davidson County, Tennessee, dated May 28, 2014 and recorded on July 03, 2014.

Grantor's spouse does not join in the execution of this Deed due to the property never having been their primary marital residence. Property used for investment purposes only.

This conveyance is subject to:
- All matters shown on the Plan of record in Plat Book 5200, Page 144, and revised in Plat Book 5200, Page 227;
- Restrictions of record in Book 5408, Page 360, as corrected in Book 5412, Page 771;
- Quitclaim Deed of Open Spaces of record in Book 5477, Page 449;
- Easements of record in Book 4383, Page 233 and Book 5383, Page 228;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2025 Farley Pl., Nashville, Tennessee 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(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.

Witness my/our hand(s) this the 8th DAY OF SEPTEMBER, 2014.

Rajab H. Mohammed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RAJAB H. MOHAMMED, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of September, 2014.

Notary Public
My Commission Expires: _____
(SEAL)

LOY CAINEY
NOTARY PUBLIC
TENNESSEE
COUNTY OF DAVIDSON
My Commission Expires August 2016

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

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 18, 2017