WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140074816 DEEDWARR
Recvd: 10/03/14 12:34 2 pgs
Fees:13.00 Taxes:81.40
20141003-0091764

G-VRES-14-1536

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Ali Daher	**Same as New Owner**	
(NAME)	(NAME)	**081-11-0-576.00**
6680 Charlotte Pike, D-7		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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 **SEAN MONTEY, UNMARRIED AND JALON WOODARD, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ALI DAHER, UNMARRIED,** 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 the Northerly one-half of Lot No. 209 on the Plan of McGavock, Wetmore and other's second addition, called the town of McGavock of record in Plat Book 21, Page 41, 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 Sean Montey and Jalon Woodard by deed from Johnny V. Crow, Jr. a married person of record in Instrument No. 20130626-0065614 Register's Office for Davidson County, Tennessee, dated June 20, 2013 and recorded on June 26, 2013.Being the same property conveyed to Johnny V. Crow, Jr., a married person by deed from Johnny Burroughs and wife, Linda Burroughs of record in Instrument No. 20120510-0040556 Register's Office for Davidson County, Tennessee, dated May 9, 2012 and recorded on May 10, 2012.

Tiffany James, spouse of Jalon Woodard joins in this conveyance to convey any and all marital interest she may have to the said property.

This conveyance is subject to:
- Taxes for the year 2015 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 41, 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: **1536 14th Avenue North , Nashville, Tennessee 37208**.

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 30th DAY OF SEPTEMBER, 2014.

Sean Montey by John Gleaves,
Attorney in Fact

Jalon Woodard by John Gleaves,
Attorney in Fact

Tiffany James by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SEAN MONTEY AND JALON WOODARD AND TIFFANY JAMES, and who acknowledged he executed the same as the free act and deed of the said SEAN MONTEY AND JALON WOODARD AND TIFFANY JAMES.

Witness my hand and official seal, this the 30th of September, 2014.

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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