WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/02/15 14:35 2 pgs
Fees:13.00 Taxes:425.50
20150202-0009641

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$115,000.00.**

LuAnn Maloney
Affiant

Subscribed and sworn to before me this 23rd day of JAN, 20 15

CD

Notary Public
My Commission expires: 11-5-2018
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Yonas Al Timimi	SAME	119-11-0-120.00
50 E. Thompson Lane		
Nashville, TN 37211	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Amanda Dean, as Successor Trustee for The 50 E. Thompson Lane Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Yonas Al Timimi**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 53 on the Plan of Thompson Lane Park, of record in Book 2331, page 138, Register's office for Davidson County, Tennessee.

Said Lot fronts 110 feet on the northwesterly side of Thompson Lane and runs back between parallel lines, 310 feet to a dead line, including but excluding that portion of the property for the Thompson Lane widening, being triangular in shape and described according to a survey of T.R. Sanford, date June 6, 1962, as follows: Beginning at a point in the present northwesterly margin of Thompson Lane at the common corner of Lots No. 52 and 53; thence with the line between said lots, north 19° 54' west 14.12 feet to a point; thence south 62° 40' west 110.93 feet to a point in the northwesterly margin of Thompson Lane, said point being common corner of Lots No. 53 and 54 on said Plan; thence with the margin of Thompson Lane, as presently located, northeasterly 110 feet to the point of beginning.

Being the same property conveyed to Andy Maloney, as Trustee for The 50 E. Thompson Lane Trust, by deed from Willie Joe Collins, Nancy Marie Green, Brenda Gale Preston, Linda Pauline Lamberson (fka Linda Pauline Hair), Steven Wesley Hensley, Bradley Scott Hensley, Shannon Thornton, Candice Thornton and Jason Bowman, on September 16, 2014, of record in Instrument Number 20140918-0085872, Register's Office for Davidson County, Tennessee, as corrected by Affidavit of Scrivener's Error in Instrument Number 20141007-0092666, said Register's Office. Amanda Dean qualified and was appointed Successor Trustee of The 50 E. Thompson Lane Trust.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 2331, page 138, Register's Office for Davidson County, Tennessee.

This is improved property known as: **50 E. Thompson Lane, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this January ~~28~~ 23, 2015.

The 50 E. Thompson Lane Trust

By Amanda Dean, Successor Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Amanda Dean, as Successor Trustee** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 28, 2015

My commission expires 7-3-17

Notary Public

Denese Legleza
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY