BILL GARRETT, Davidson County
Trans:T20150013596 DEEDWARR
Recvd: 02/25/15 08:57 2 pgs
Fees:13.00 Taxes:555.00
20150225-0015969

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1009

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Hassan Hassan Sara Ali 415 Tusculum Road Nashville, TN 37211	U.S. Bank Home Mortgage 7601 Penn Avenue South, Ste A1 Richfield, MN 55423	162-7-122.00

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M151009

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $150,000.00

Sara Ali
Affiant

Subscribed and sworn to before me, this the 12th day of February, 2015.

Jessica LaScelle
Notary Public

My Commission Expires:
(Affix Seal)

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 10, 2015

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **TJM Investmentz, LLC,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Hassan Hassan and Sara Ali, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a 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 Antioch Park, Section Six-A, of record in Plat Book 4955, page 94, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 68.00 feet on the northerly margin of Tusculum Road and extends back 128.08 feet on the easterly line and 158.00 feet on the westerly line to a broken line in the rear, measuring 132.86 feet thereon.

Being the same property conveyed to TJM Investmentz LLC by Warranty Deed from George Brandt and Eric Sox, dated October 31, 2014, recorded November 13, 2014, of record in Instrument No. 20141113-0104805, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to George Brandt and Eric Sox by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee, dated September 8, 2014, recorded September 17, 2014, of record in Instrument No. 20140917-0085197, said Register's Office, and further, being the same property conveyed to Andrew Jones Long by Quitclaim Deed dated March 25, 2011, recorded June 23, 2011, of record in Instrument No. 20110623-0048281, said Register's Office.

This is ☒ Improved OR ☐ Unimproved property located at: **104 Tusculum Road, Antioch, TN 37013**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of **February, 2015.**

GRANTOR(S)

TJM Investmentz, LLC

By: Timothy R. Green, Member

STATE OF MI
COUNTY OF GENESEE

Before me, the undersigned, of the state and county mentioned, personally appeared Timothy R. Green, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Member of TJM Investmentz, LLC, the within named bargainor, a limited liability company, and that such Timothy R. Green, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company as Member.

WITNESS my hand and official seal, at office, this the 11TH day of February, 2015.

NOTARY PUBLIC

My Commission Expires: Aug. 8, 2018

TY DOWN
Notary Public - Michigan
Ingham County
My Commission Expires Aug 8, 2018
Acting in the County of GENESEE

