WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/03/15 08:21 2 pgs
Fees:13.00 Taxes:203.50
20150303-0018172



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, $55,000.00.

Affiant

Subscribed and sworn to before me this 24th day of Feb, 2015.

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:
Jamil S. Almaitamy	Bank of America, N.A.	081-07-0-161.00
1710 Seifried Street	4909 Savarese Circle	
Nashville, TN 37208	Tampa, FL 33634	

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, **Johnny Burroughs and wife, Linda Burroughs**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jamil S. Almaitamy and Jaclyn Amaitamy, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the easterly part of Lots Nos. 8, 9 and 10 and that part of an alley lying east of said lots on W.B. Street's plan of Nichols Land in the Old 13th Civil District of said County, as of record in Book 161, page 97, Register's Office for said County, described as follows:

Beginning at the northeast corner of Seifried Street, formerly "B: Street, and as alley which has been opened since the above plan was filed of record; thence with the northerly margin of said street easterly 43 feet to the westerly margin of Seifried School lot, shown on said plan; thence with the westerly margin of said lot northerly 140 feet, more or less, to a point in the north line of Lot No. 8, if the same were extended; thence with said line westerly 43 feet to the easterly margin of said alley; thence with said alley southerly 140 feet, more or less, to the beginning, according to a survey made by S.M. McMurrey, Engineering Company on December 1, 1930.

Being the same property conveyed to Johnny Burroughs and wife, Linda Burroughs, by deed from Loyd F. Potts and wife Janie C. Potts, on August 8, 2006, of record in Instrument Number 20060808-0097541, Register's Office for Davidson County, Tennessee.

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 161, page 97, Register's Office Davidson County, Tennessee.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **1710 Seifried Street, Nashville, TN 37208**

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 February 27, 2015.

Johnny Burroughs

Linda Burroughs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Johnny Burroughs and wife, Linda Burroughs** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 27, 2015

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
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