WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150015544 DEEDWARR
Recvd: 03/03/15 11:10 2 pgs
Fees:13.00 Taxes:214.60
20150303-0018413

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

STATE OF Tennesser
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF August, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 58 Music Square West, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Abbas Omar	New Owner	107-14-0A 004.00 CO
(NAME)	(NAME)	
1328 Massman Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT I, **ORLANDO WIGGINS, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ABBAS OMAR, __MARRIED**, 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:

Unit 4, COPPERFIELD TERRACE, as shown on plat of record in Plat Book 6250, Page 50, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Orlando Wiggins, an unmarried man by Warranty Deed from Yolanda M. Cunningham and Jerry L. Cunningham, wife and husband, recorded on the 22nd day of August, 2006 in Instrument No. 20060822-0103294, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is:						
Improved	property, known as	1328 Massman Drive		Nashville ,TN 37217		
		(House Number)	(Street)	(P.O Address)	(City or Town)	(Postal Zip)

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. 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 15 day of August, 2014.

Orlando Wiggins

STATE OF Colorado
COUNTY OF Denver

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Orlando Omar, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Denver, ~~Tennessee~~ Colorado this 15th day of August, 2014.

DARCY J TRUPPO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20044031970
MY COMMISSION EXPIRES SEPTEMBER 8, 2016

Notary Public