#9745

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
9005 Overlook Boulevard
Brentwood, Tennessee 37027
TN BPR # 11639
615.414.1368 fax 615.915.4964
brianpaynelaw@comcast.net

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $97,900.00.

Ahmad Alammuri
Affiant

Subscribed and sworn to before me, this 20th day of March 2015.

Notary Public
My commission expires: _____

Address of New Owner:	Send Tax Bills to:	Tax Information
Ahmad Alammuri	SAME	04208013000
917 Heritage View Court	917 Heritage View Ct	
Madison, Tennessee 37115	Madison, TN 37115	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Karen Renee Smith, unmarried,** hereinafter s referred to as Grantors, have bargained and sold, and do hereby transfer and convey to, **Ahmad Alammuri,** hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

* unmarried

Land in Davidson County, Tennessee begin Lot 12, Heritage View Subdivision, Section One, as shown on plat of record in Plat Book 6900, Page 772, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Karen Renee Smith, unmarried, by warranty deed from Kevin Kenerson and Cassandra Kenerson, married, dated February 20, 2009, of record in Instrument No. 20090407-0031817, Davidson County Register of Deeds.

This is improved property known as 917 Heritage View Court, Madison, TN 37115.

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, her heirs, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20150020791 DEEDWARR
Recvd: 03/23/15 08:59 2 pgs
Fees:13.00 Taxes:362.23
20150323-0024537

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 hand this 20th day of March, 2015.

Karen Renee Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Karen Renee Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, Tennessee, this 20th day of March, 2015.

Brian Lavoy Payne, Notary Public

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 11/04/18