WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of March, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

File #9312

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Moafak M. Hasan Khalid Hussein	KHALID HUSSEIN MoafakM.Hasan	173-053.00
230 CEDARVIEW DR, ~~1245 Barnes Road~~ (NAME)	230 Cedarview DR (NAME)	
Antioch, TN 37013 (ADDRESS)	Antioch TN 37013 (ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Rebecca June Myrick and Charles E. Trotter Jr.,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Moafak M. Hasan and Khalid Hussein as joint tenants with right of survivorship,** 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 of McComb Property of record in Plat Book 6050, Page 78, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rebecca L. Miles, by deed of record in Book 8046 , Page 843 , Register's Office for Davidson County, Tennessee. The said Rebecca L. Miles having since died testate leaving Rebecca June Myrick and Charles E. Trotter, Jr as her beneficiaries referenced in Davidson County Probate.

unimproved ☐

This is improved ☑ property, known as 1245 Barnes Road, Antioch, TN 37013
(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.

BILL GARRETT, Davidson County
Trans:T20150022106 DEEDWARR
Recvd: 03/26/15 10:45 2 pgs
Fees:13.00 Taxes:453.25
20150326-0025991

Witness my/our hands this 13th day of March, 2015.

Rebecca June Myrick

Charles E. Trotter Jr.

State of Tennessee
County of Williamson

Personally appeared before me Rebecca June Myrick and Charles E. Trotter Jr., with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of March, 2015.

KASEY KELCHNER
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY
My Commission Expires 07-24-2017

Notary Public
My Commission Expires: 7-24-2017

File No.: 9312