WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/22/15 15:17 3 pgs
Fees:18.00 Taxes:648.98
20150422-0036100

Y-KC-15-4818

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES: 10-11-15
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC LAURA D. PERRY WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James C. Skinner	**Mortgage Investors Group**	
(NAME)	(NAME)	
4818 Citrus Drive	**8320 East Walker Springs Lane**	**133-16-0-144.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Knoxville, TN 37923**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **OMER AHMED, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JAMES C. SKINNER AND BLUESY HOPE SKINNER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 115 on the Plan of Kenilworth Estates, Section Three of record in Plat Book 2900, Page (s) 149 and 150, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 115 fronts 73.7 feet on the Southeasterly side of Citrus Drive and extends back 123.9 feet on the Northeasterly line and 103 feet on the Southwesterly line to a dead line, which is a broken line, measuring 83.4 feet thereon.

Being the same property conveyed to Noo Noo, married, and Heh Pleh, unmarried by Warranty deed from James E. Hampton of record in Instrument No. 20091105-0102373 Register's Office for Davidson County, Tennessee, dated October 30, 2009 and recorded on November 05, 2009.

Being the same property conveyed to Omer Ahmed, married by Warranty deed from Noo Noo and wife, Paw Black and Heh Pleh, unmarried of record in Instrument No. 20140917-0085351 Register's Office for Davidson County, Tennessee, dated September 15, 2014 and recorded on September 17, 2014.

The said property was not occupied as Grantor's primary marital residence.

This conveyance is subject to:
- Taxes for the year 2015.
- Plan of record in Plat Book 2900, Page (s) 149 and 150, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3221, Page 445, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4818 Citrus Drive , Nashville, Tennessee 37211**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 7th DAY OF APRIL, 2015.

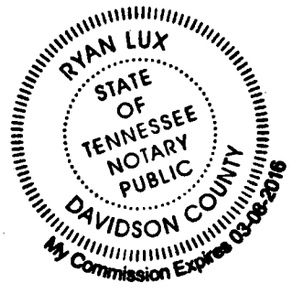
Omer Ahmed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, OMER AHMED, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of April, 2015.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Pamela Jo Smithson, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Cassie Lovvorn, a notary public for this county and state, Pamela Jo Smithson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CASSIE LOVVORN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:03/3/2019