WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150030620 DEEDWARR
Recvd: 04/23/15 08:11 2 pgs
Fees: 13.00 Taxes: 666.00

20150423-0036143

File No.: ALW-15-8232

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

Jessi Parkhurst, State of Tennessee, Notary Public, Davidson County, My Commission Expires August 13, 2017

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dakhaz R. Mohammed	NEW OWNER	181140A08700CO
(NAME)	(NAME)	
8232 Rossi Road	1507 Red Oak Drive	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, SHARON L. MULLINS, an unmarried woman, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, DAKHAZ R. MOHAMMED, A MARRIED MAN, 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 Unit 232 on the plan of The Villas at Concord Place, Phase 2, as shown on Exhibit A-1 to the First Supplemental Declaration to Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument No. 20060328-0035297, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Sharon L. Mullins, an unmarried woman by Warranty Deed from Centex Homes, a Nevada General Partnership, recorded on the 21st day of November, 2006 in Instrument No. 20061121-0144437, 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(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 8232 Rossi Road, Brentwood, TN 37027
(House Number) (Street) (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 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 9th day of April, 2015.

Sharon L. Mullins by Amy L. Wood, attorney in Fact

Sharon L. Mullins by Amy L. Wood, Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 9th day of April, 2015, before me personally appeared Amy L. Wood, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Sharon L. Mullins and who acknowledged she executed the same as the free act and deed of the said Sharon L. Mullins.

Witness my hand and official seal, this the 9th day of April, 2015.

Jenni Lynn Smith
State of Tennessee Notary Public
Davidson County
My Commission Expires August 23, 2016

Notary Public
My Commission Expires: 8/23/16

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171