#9661

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

BILL GARRETT, Davidson County
Trans:T20150055267 DEEDWARR
Recvd: 07/08/15 15:31 2 pgs
Fees:13.00 Taxes:512.82
20150708-0066408

Prepared by:
Security Title & Escrow Co., LLC
Columbia, Tennessee 38402-1431

Return to Security Title & Escrow Company

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Neelley Ann King f/k/a Neelley Ann Parkes, a married woman,** FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Haval Abdulqader,*** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

*married

WITNESSETH:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

LOCATED in Davidson County, Tennessee and being all of Unit No. 276 (Two Hundred Seventh Six) on the Plan of Barnes Crossing, A Planned Unit Development, as shown by Master Deed of record in Instrument Number 20050721-0084791 and Amended of record in Instrument Number 20051114-0136938, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

BEING the same property conveyed to Neelley Ann King f/k/a Neelley Ann Parkes by deed dated October 20, 2006 of record in Instrument No. 20061024-0131532, Register's Office of Davidson County, Tennessee.

Map & Parcel: 173050A27600CO

Property Address: 1905 Shaylin Loop, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that he is lawfully seized and possessed of said real estate, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions as follows: No modular or mobile homes to be allowed on the property conveyed herein; or any other, of record in the ~~MAURY~~ DAVIDSON County, Tennessee Register of Deeds office.

John King, husband of the FIRST PARTY, hereby joins in this deed for the purpose of conveying any interest he may have in the above-described property by virtue of marriage or otherwise.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to

said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 6th day of **July, 2015.**

Neelley Ann King f/k/a Neelley Ann Parkes

John King

STATE OF TENNESSEE

COUNTY OF Maury

Personally appeared before me, the undersigned, **Neelley Ann King f/k/a Neelley Ann Parkes and husband, John King,** with whom I am personally acquainted, and who acknowledged that **they** executed the within instrument for the purposes therein contained.

WITNESS my hand at office, this 6th day of **July, 2015.**

My commission expires: _____

Notary Public

ROBERT D. DUBOIS STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires March 21, 2018

STATE OF TENNESSEE - MAURY COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 138,600.00

Affiant

Subscribed and sworn to before me, this 6th day of **July, 2015.**

My commission expires: _____

Notary Public

LATRECE MCADOO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2018

NEW PROPERTY OWNER:

Haval Abdulgader

1905 Shaylin Loop

Antioch, TN 37013

PERSON(S) RESPONSIBLE FOR TAXES:

U.S. Bank

7601 Penn Ave. S Ste. A1

Richfield, MN 55423