Davidson County	**DEEDWARR**
Recvd: 07/16/15 11:20	**2 pgs**
Fees:13.00 Taxes:713.73	
20150716-0069442	

WARRANTY DEED

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 192,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of July, 2015.

Notary Public

MY COMMISSION EXPIRES: 5-8-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Yasmeen Emilia Ahmed	Guaranty Trust Company	073-09-0-020-00
(NAME)	(NAME)	
2400 Sandy Drive	316 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Murfreesboro, TN 37129	
(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, we, **Brenda Lanham, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Yasmeen Emilia Ahmed, an unmarried woman**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in 11th Civil District of Davidson County, Tennessee, Being Lot No. 25 on the Plan of Gibson Heights, as of record in Book 1835, Page 133, Register's Office for said County, and described as follows:

Beginning at a point in the northerly margin of Cooper Lane, at the corner of Lots 25 and 26; thence with the line between said lots, northerly 123.97 feet to a point; thence northwesterly 102.6 feet to a point in the southeasterly margin of Sandy Drive; thence with the margin of the same, southerly 141.26 feet to the beginning of a curve; thence around said curve southeasterly 34.53 feet to a point in the northerly margin of Cooper Lane; thence with the margin of the same, easterly around a slight curve, 157.89 feet to the point of beginning.

Being the same property conveyed to Robert Lee Lanham and wife, Brenda Lanham by Quitclaim Deed from Robert Lee Lanham, dated 11/25/2002, recorded 12/11/2002 of record in Instrument No. 20021211-0153213, in the Register's Office for Davidson County, Tennessee.

The said Robert Lee Lanham died on 04/20/2009, leaving Brenda Lanham as sole surviving heir.

All matters shown on the plat of record in Plat Book 1835, Page 133, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions of record in Book 2087, Page 453, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2400 Sandy Drive, Nashville, TN 37216
(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 GRANTEE(S), their heirs and/or 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/or 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 hand this 14th day of July, 2015.

Brenda Lanham

Brenda Lanham

State of Tennessee
County of Wilson

Personally appeared before me Brenda Lanham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of July, 2015.

Notary Public _____
My Commission Expires: 8.14.17

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith