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|---|---|
| Davidson County DEEDWARR<br>Recvd: 07/16/15 16:01 3 pgs<br>Fees:18.00 Taxes:425.50<br>**20150716-0069768** | STATE OF Tennessee<br>COUNTY OF Davidson<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00 |
| **WARRANTY DEED** | Affiant<br>Subscribed and sworn to before me, this 10th DAY OF July, 2015.<br>Notary Public |
| BR15-6708 | MY COMMISSION EXPIRES: 3/20/18<br>(AFFIX SEAL) |
| **THIS INSTRUMENT WAS PREPARED BY** | |
| Homeland Title, LLC<br>1896 General George Patton Drive<br>Franklin, TN 37067 | |

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Omer Ahmed | Omer Ahmed | |
| 6708 Burkitt Rd | (NAME)<br>6708 Burkitt Rd | |
| (ADDRESS)<br>Antioch, TN 37013 | (ADDRESS)<br>Antioch, TN 37013 | 18700005700 |
| (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, we MICHEAL P. THOMAS AND PAULA N. THOMAS, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto OMER AHMED, 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 more particularly described as follows:

Beginning at an iron pin in the North margin of Burkitt Road, said iron pin being 856 feet, more or less, from the centerline of Whittamore Lane; thence North 4 deg. 30 min. East, 434.55 feet to an iron pin by others; thence South 85 deg. 30 min. East, 186.15 feet to an iron pin by others; thence South 4 deg. 30 min. West, 50.0 feet to an iron pin; thence South 85 deg. 30 min. East, 18.00 feet to an iron pin; thence South 4 deg. 30 min. West, 384.15 feet to an iron pin in the northerly margin of Burkitt Road; thence with the northerly margin of Burkitt Road, North 85 deg. 36 min. 30 sec. West, 204.15 feet to the point of beginning, and containing 2.01 acres, more or less, according to a survey by Ernest Medlin, dated June 22, 1977.Being the same property conveyed to Michael P. Thomas and wife, Paula N. Thomas by Warranty Deed from Don M. Keirns, unmarried, of record in Book 6856, Page 416, Register's Office for Davidson County, Tennessee, dated May 12, 1986 and recorded on May 14, 1986.
(Value or consideration shown in aforementioned Deed $85,000.00)Being the same property conveyed to Micheal P. Thomas and Paula N. Thomas, husband and wife, as joint tenants with right of survivorship and not as tenants in common by Quitclaim Deed from Micheal P. Thomas, who acquired title incorrectly as Michael P. Thomas, and Paula N. Thomas, husband and wife, of record in Instrument No. 20110707-0052181, Register's Office for Davidson County, Tennessee, dated June 20, 2011 and recorded on July 7, 2011.
(Value of consideration shown in aforementioned Deed $1.00)

Being also known as 6708 Burkitt Rd., Antioch, TN 37013

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 6856, Page 416, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as 6708 Burkitt Rd., Antioch, Tennessee 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 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 10th day of July, 2015.

Micheal P. Thomas

Paula N. Thomas

STATE OF Tennessee
COUNTY OF Davidson

On this the 10th day of July, 2015, before me personally appeared Micheal P. Thomas and Paula N. Thomas, husband and wife, as joint tenants with right of to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th day of July, 2015.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)

ROSAN DUBRAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

**RETURN TO:**
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

# True Copy Certification

I, Robyn DuBray, 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, Pamela Jo Smithson, a notary public for this county and state, Robyn DuBray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:3/20/18

