BILL GARRETT, Davidson County
Trans:T20150063368 DEEDWARR
Recvd: 08/03/15 08:43 2 pgs
Fees:13.00 Taxes:717.80

20150803-0076094

Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$194,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July, 2015.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 9-11-17
(AFFIX SEAL)

SAN FRANCISCO NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: 9-11-2017

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ibrahim Farah 1130 Murfreesboro Rd. Nashville, TN 37217	New Owner	120.01-0-128.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Michael Shrieve and wife, Joyce Ann Shrieve

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Ibrahim Farah and wife, Fadumo Jama Adan

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

A tract of land in the 3rd Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made by Barge, Waggoner & Sumner, Inc., Engineers, May 3, 1956, as follows:

Beginning at a point in the northeasterly margin of Murfreesboro Road, 640 feet more or less southeast from the southerly margin of Thompson Place; thence North 54 degrees 53' East 200 feet to a point; thence South 49 degrees 46' East 50 feet to a point; thence South 54 degrees 55' West 200 feet to the margin of Murfreesboro Road; thence with the margin of the same North 49 degrees 46' West 50 feet to the point of beginning.

Being the same property conveyed to J. Arthur Spann, Sr. and William C. Spann by Deed from Irwin A. Deutscher, receiver for Tee Gee Realty Corporation, dated November 3, 1975, of record in Book 4967, Page 993, Register's Office for Davidson County, TN. Property was further conveyed to William C. Spann, Sr. by Quitclaim Deed from J. Arthur Spann, Sr., William C. Spann and Robert F. Spann, Trustee, dated January 11, 1983, of record in Book 5991, Book 678, Register's Office for Davidson County, TN. The said William C. Spann, Sr. has since died, with his Last Will and Testament of record in Instrument Number 20090211-0012031, Register's Office for Davidson County, TN. Property now vests in Michael Shrieve and Joyce Ann Shrieve, as tenants by the entirety, by Quitclaim Deed from Michael Shrieve, Joyce Ann Shrieve, Lydia Palmer, Timothy C. Palmer, Debra Whitehead, and Brittany Whitehead, devisees under the will of William C. Spann, deceased, dated March 31, 2009 of record in Instrument Number 20090506-0041579, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2015 taxes and subsequent years.
2) Property is subject to Leases for Advertising Signs of record in Book 7605, Page 905, and Instrument Number 20040826-0103384, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **1130 Murfreesboro, Nashville, TN 37217**
(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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand(s) this 29th day of July, 2015.

Michael Shrieve

Joyce Ann Shrieve

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Michael Shrieve and Joyce Ann Shrieve, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of July, 2015.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076