Prepared By & Return To:
Tennessee Title Services, LLC
720A South Church Street
Murfreesboro, TN 37130
15-0178M

Davidson County DEEDWARR
Recvd: 08/14/15 16:17 3 pgs
Fees:18.00 Taxes:776.63
20150814-0081957

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,900.00

Affiant

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 13th day of August, 2015

Notary Public
Commission Expires: 6-30-19

Address of New Owner	Send Tax Bills To:	Map & Parcel
Khalid Abdul-Majied 5232 Sunsail Drive Antioch, TN 37013	SAME	151-09-0B-029.00

WARRANTY DEED

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, I/WE,

Ramiro A. Alvarez, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Khalid Abdul-Majied, a married man

HEREINAFTER CALLED THE GRANTEES, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 29 on the Final Plat of Phase I-A, Revision One, Lakeside Cove at Percy Priest, as shown on plat of record in Instrument No. 20041202-0143540, a revision of Instrument No. 20041020-0126312, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Ramiro A. Alvarez, married, by Warranty Deed from David Houston and wife, Frantina Houston, dated 11/22/06 and recorded 12/5/06 in Instrument No. 20061205-0149920, in the Register's Office of Davidson County, Tennessee.

Fanny P. Alvarez hereby joins in the execution of this instrument for the purpose of conveying all of her rights, title and interest in the above described property by virtue of her marriage to Ramiro A. Alvarez.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5232 Sunsail Drive, Antioch, TN 37013.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 13th day of August, 2015.

Ramiro A. Alvarez

Fanny P. Alvarez

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ramiro A. Alvarez and Fanny P. Alvarez** with whom I am personally acquainted (or 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 and official seal at Murfreesboro, Tennessee this 13th day of August, 2015.

Notary Public
My Commission Expires: 7/2/17

(Notary Seal)



True Copy Certification

I, April G Nichols, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

April G Nichols
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Destiny S. Holmes a notary public for this county and state, APRIL G. NICHOLS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Destiny S. Holmes
Notary's Signature

My Commission Expires: 07.02.2018
Notary' Seal (if on paper)

