WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150090025 DEEDWARR
Recvd: 10/22/15 09:55 2 pgs
Fees:13.00 Taxes:736.30
20151022-0107484

B-VRES-15-01907

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

NATHAN KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Khadar Ahmed and Rukia Dahir	**Movement Mortgage, LLC**	
(NAME)	(NAME)	
1907 3rd Ave N	**841 Seahawk Circle**	**081-04-0-185.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Virginia Beach, VA 23452**	
(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, I/we **SAEED & ASSOCIATES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KHADAR AHMED AND RUKIA DAHIR, HUSBAND AND WIFE,** 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 the northerly 35 feet of Lot No. 3 on the Plan of E.L. Woods of record in Plat Book 21, Page 30, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said lot fronts 35 feet on the westerly side of Third Avenue, North, and runs back between parallel lines 166 feet to an alley.

Being the same property conveyed to Joseph Pewitt and Doris Thompson, as joint tenants with right of survivorship by Special Warranty deed from Nationsbank of Tennessee of record in Book 8957, page 113, Register's Office for Davidson County, Tennessee, dated May 13, 1993 and recorded on May 24, 1993.

Being the same property conveyed to Joseph Pewitt and wife, Jenny Pewitt by Quitclaim deed from Doris Thompson, unmarried of record in Instrument No. 20141002-0091198 Register's Office for Davidson County, Tennessee, dated October 01, 2014 and recorded on October 02, 2014.

Being the same property conveyed to Saeed & Associates, LLC by Warranty deed from Joseph Pewitt and Jenny Pewitt, married of record in Instrument No. 20150310-0020323 Register's Office for Davidson County, Tennessee, dated March 4, 2015 and recorded on March 10, 2015.

This conveyance is subject to:
- Taxes for the year 2015.
- Plan of record in Plat Book 21, Page 30, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1907 3rd Ave N , Nashville, Tennessee 37208**.

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 the 16th DAY OF OCTOBER, 2015.

Saeed & Associates, LLC

BY: _____ Managing partner

_____
Mohamoud S. Dahir, Individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MOHAMOUD S. DAHIR, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGING PARTNER of Saeed & Associates, LLC, the within named bargainor, a limited liability company, and that he/she as such MANAGING PARTNER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th day of October, 2015.

_____
Notary Public

My Commission Expires:

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mohamound Dahir, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of October, 2015.

_____
Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212