Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

ALICIA R. HAMILTON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2017

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hector Mora	Newowner	09511006900
(NAME)	(NAME)	
2216 Larimore Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Mohammad Amin Uddin and wife, Safiya Maryam Arif,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Hector Mora, a married man,** 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:

Land in Davidson County, Tennessee, being Lot No. 79, on the Plan of Cloverdale Subdivision, Section 2, of record in Book 2133, Page 58, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mohammad Amin Uddin and wife, Safiya Maryam Arif by deed of record in Instrument No. 20051212-0148806, and further being the same property conveyed to Mohammad Amin Uddin and M. Eqbalur Rahman, by Warranty Deed from George N. Hanes, married, dated May 31, 2005, of record in Instrument No. 20050602-0062237, Register's Office for Davidson County, Tennessee. Mohammad Amin Uddin is now known as Amin Salahuddin, (as referenced in File No. 06-1840-II, Chancery Court for Davidson County, Tennessee).

unimproved ☐

This is improved ☑ property, known as 2216 Larimore Dr., Nashville, TN 37214
(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.

BILL GARRETT, Davidson County
Trans:T20150107102 DEEDWARR
Recvd: 12/18/15 14:40 2 pgs
Fees:13.00 Taxes:462.50
20151218-0127495

Witness my/our hands this 15th day of December, 2015.

x _____
Amin Salahuddin

x _____
Safiya Maryam Arif

State of Tennessee
County of Williamson

Personally appeared before me Amin Salahuddin and Safiya Maryam Arif, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of December, 2015.

_____
Notary Public
My Commission Expires: 9-27-16

File No.: 10273

