WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/29/16 11:45 3 pgs
Fees:18.00 Taxes:816.71
20160229-0018902

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $220,732.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 25TH DAY OF FEBRUARY, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 4/9/19

CECILIA M. HENSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-1775B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Alexis Hasler Dutcher and Joshua David Dutcher		147-10-0-171-00
692 Brewer Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MOHAMMED IBRAHIMI, MARRIED*

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ALEXIS HASLER DUTCHER AND JOSHUA DAVID DUTCHER, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTEE(S), 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. 205 on the Plan of Candlestick Farms, Section Two of record in Plat Book 3500, Page 60, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mohammed Ibrahimi by quitclaim deed from Broadway Investment Group, Inc., a Tennessee corporation of record in Instrument No. 20150611-0055149 Register's Office for Davidson County, Tennessee, dated 05/27/2015 and recorded on 06/11/2015.

Being the same property conveyed to Broadway Investment Group by substitute trustee's deed from Arnold M. Weiss, as Substitute Trustee of record in Instrument No. 20150611-0055148 Register's Office for Davidson County, Tennessee, dated 05/26/2015 and recorded on 06/11/2015.

Being the same property conveyed to Gregory Deegan, an unmarried man by warranty deed from Linda E. Smith-Green, married of record in Instrument No. 20091215-0114228 Register's Office for Davidson County, Tennessee, dated 12/04/2009 and recorded on 12/15/2009.

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

I. Taxes for the year 2016 a lien, not yet due and payable.

J. Subject to all matters shown on the Plan of record in Plat Book 3500, Page 60, Register's Office for Davidson County, Tennessee.

K. Restrictions of record in Book 3642, Page 307, in the Register's Office for Davidson County, Tennessee.

This is property known as 692 Brewer Drive, Nashville, TN 37211

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 25th day of February, 2016.

Mohammed Ibrahimi

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, MOHAMMED IBRAHIMI, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 25th day of February, 2016.

Notary Public

My Commission Expires: 10/24/19

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 16-1775R

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

True Copy Certification

I, KEVIN HEFFELMAN, 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.

Signature

CECILIA M. HENSLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, CECILIA HENSLEY, a notary public for this county and state, KEVIN HEFFELMAN, 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: 4/9/2019