WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/28/16 12:57 2 pgs
Fees:13.00 Taxes:499.50
20160328-0028753

MST 2016-0165

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF March 2016

7/5/16
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sherzad Malo	SWBC Mortgage	134-09/31
(NAME)	(NAME)	
3528 Donna Kay Drive	9311 San Pedro # 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN37211	San Antonio TN 7826	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Bassima Sofi Almahmada,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sherzad Malo,** 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. 127, on the Plan of Addition to Greenwood Hills, Section Three, of record in Book 5200, Page 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more and complete accurate legal description.

Being the same property conveyed to Bassima Sofi Almahmada, an unmarried person, by quitclaim deed from Mohammed Sofi Almahmada, a married man, dated August 4, 2006, of record as Instrument No. 20060809-0098240, Register's Office for Davidson County, Tennessee.

AND Being the same property conveyed to Mohammed Sofi Almahmada and Bassima Sofi Almahmada by warranty deed from Abdul Aziz Safi and Abdul Wasi Ashari, dated December 30, 1998, of record in Book 11282, Page 881, Register's Office for Daivdson County, Tennessee.

AND Being the same property conveyed to Bassima Sofi Almahmada, by Quitclaim Deed from Mohammed Sofi Almahmada dated August 4, 2006 of record, as Instrument no 20060809-0098240, Register's Office for Davidson County, Tennessee

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, ALTA 8.1 & 9 Endorsement will be added to the Mortgage Loan Policy. 2016 tax a lien on 01/01/2016 but not yet due and payable. Subject to all matters on the plan of record in Book 5300, Page 33, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record, including but not limited to, Book 5259, Page 933, Register's Office for Davidson County, Tennessee.

This property, known as 3528 Donna Kay Drive, Nashville, TN 37211

(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 my/our hand(s) this 24th DAY OF March, 2016.

Bassima Sofi Almahmada

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bassima Sofi Almahmada , with whom I am personally acquainted (or provided 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 24th day of March, 2016.

Notary Public

My Commission Expires: 9/5/16

MATTIE POPE NOTARY PUBLIC STATE OF TENNESSEE (SEAL) WILLIAMSON COUNTY My Commission Expires 9-05-2016

True Copy Certification

I, Yvette Meldrum, 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 – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 10/17/16

D. MACKEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 10-17-2016