WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160027670 DEEDWARR
Recvd: 04/05/16 14:27 2 pgs
Fees:13.00 Taxes:1387.50
20160405-0032646

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: 5/6/19

(AFFIX SEAL)

SANYA L. ARBO-EAST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-06-2019

File No.: HK-16-2401

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Todd Williams	New Owner	92-11-6.00
(NAME)	(NAME)	
2401 Clifton Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **NABIL YAFAI**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **JEFFREY TODD WILLIAMS**, 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 part of Lot No. 28 in McEwen's Plan of Lots in the 13th Civil District of said county and state, according to a plan of record in Plan Book 1, Page 124, of the Chancery Court at Nashville, described as follows:

Beginning at a point in the Southerly line of Clifton Pike, 25 feet Northerly from and at right angles to the center line of the main track of the Tennessee Central Railway Company;
Thence, Westerly along the South line of Clifton Pike, 109.6 feet, more or less, to the East line of a 16-foot alley;
Thence, Southerly along said alley line 89.3 feet, more or less, to a point 25 feet Northerly from and at right angles to said center line of said main track;
Thence, Northeasterly 25 feet distance from and parallel to said center line of main track, 138 feet, more or less, to the Point of Beginning; and part of Alley No. 931 closed by Metropolitan County Council Bill No. 78-1009.

Being the same property conveyed to Nabil Yafai by Warranty Deed from James Loy Jackson, recorded on the 25th day of November, 2013 in Instrument No. 20131125-0121002, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2401 Clifton Avenue, Nashville, TN 37209

(House Number) (Street) (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 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 29th day of March, 2016.

Nabil Yafai

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nabil Yafai, 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 29th day of March, 2016.

Notary Public
My Commission Expires: 10/18/16

ADAM G. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171