WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160044932 DEEDWARR
Recvd: 05/27/16 10:15 2 pgs
Fees:13.00 Taxes:444.00
20160527-0053553

File No.: HK-16-1213

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

HANNAH K. AYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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
Hafiz Yafai	NEW OWNER	08111041500
(NAME)	(NAME)	
9725 TURNER LANE		
(ADDRESS)	(ADDRESS)	
BRENTWOOD, TN 37027		
(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, **MOHAMMED ALI ALKIFI**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **HAFIZ YAFAI**, 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 191, in McGavock & Wetmore's Second Addition to Nashville, called the Addition to the Town of McGavock, a plan of which is of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 191 begins at the Southeast corner of Hydes Ferry Pike, or Buchanan Street and 14th Avenue, North, formerly Alberta Avenue; running thence with the Easterly margin of said Avenue, Southerly 148 feet; thence at right angles to said Avenue, Easterly 43 feet; thence Northerly along a line parallel to said Avenue to the Southerly margin of said Pike or Buchanan Street; thence with the Southerly margin of said Pike or Street, Westerly to the beginning.

Being the same property conveyed by Warranty Deed from Linda Burroughs and husband, Johnny Burroughs to Mohammed Ali Alkifi, as recorded on the 12th day of August, 2011 in Instrument No. 20110812-0062477; Quitclaim Deed from Peggy M. Williams to Linda Burroughs and Johnny Burroughs, as recorded on the 15th day of June, 2007 in Instrument No. 20070615-0071909 and Installment Deed from Nashville Young Men's Christian Association of Nashville, Tennessee to Peggy M. Williams, as recorded on the 3rd day of September, 1980 in Deed Book 5645, Page 977, in the Register's Office of Davidson County, Tennessee.

SUBJECT PROPERTY IS NOT THE HOMESTEAD OF GRANTOR.

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 1213 Buchanan Street, Nashville, TN 37208
(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 24th day of May, 2016.

Mohammed Ali Alkifi

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mohammed Ali Alkifi, 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 24th day of May, 2016.

Notary Public
My Commission Expires: 8/23/2016

(SEAL)

HANNAH K. AYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:

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