PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (RF) Title No.: 58403
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Abdullah Sulaiman Aljohani 2240 Westwood Drive Murfreesboro, TN 37130	Abdullah Sulaiman Aljohani 2240 Westwood Drive Murfreesboro, TN 37130

TAX MAP PARCEL NUMBERS: 042070A06800CO

BILL GARRETT, Davidson County
Trans:T20160049837 DEEDWARR
Recvd: 06/13/16 14:19 2 pgs
Fees:13.00 Taxes:288.60
20160613-0059612

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$78,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ann Clemmons, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Abdullah Sulaiman Aljohani** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 230 on the Plan of Heritage Square Revised Phase Two of record in Book 5200, page 378, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ann Clemmons, a single person by Cash deed from Alphonso Jackson, Secretary of Housing and Urban Development of Washington, D.C., dated August 8, 2006, and recorded on August 23, 2006 of record in Instrument No. 20060823-0103708, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Taxes for 2016, and subsequent years. Said taxes are neither due nor payable.
The Plan, with Owner's Certificate, of record in Book 5200, page 378, said Register's Office, to which plan reference is hereby made for a more complete description.
Subject to the Declaration of Covenants, Conditions and Restrictions of record in Book 5722, page 248, Book 5752, page 884, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; but deleting any covenant, conditions or restrictions would violate 42 USC 3604c.

This is improved property, known as 860 Heritage Circle, Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10th day of June, 2016.

Ann Clemmons

State of Tennessee

County of Davidson

On this 10th day of June, 2016, before me the undersigned authority, personally appeared Ann Clemmons, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $78,000.00.

Affiant

Sworn and subscribed before me this 10th day of June, 2016.

Notary

My Commission Expires:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018