Davidson County DEEDWARR
Recvd: 06/20/16 15:18 3 pgs
Fees:18.00 Taxes:610.50
20160620-0062683

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $165,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON THIS 9TH DAY OF JUNE, 2016. NOTARY PUBLIC MY COMMISSION EXPIRES

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 11-18-2019

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 105 Glen Oak Blvd, Suite 101, Hendersonville, TN 37075
file # 16-1905H

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jean Aw	NEW OWNER	094-01-0-402.00
1510 Sevier Court		
Nashville, TN 37206-3113		

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,

ABDULLAH ELAMIN, A MARRIED MAN

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

JEAN AW, UNMARRIED

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. 97 on the Plan of Shelby Village No. Two of record in Plat Book 1835, Page 48, 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 Abdullah Elamin, unmarried by Warranty deed from Lori A. Fletcher, unmarried of record in Instrument No. 20020605-0067971 Register's Office for Davidson County, Tennessee, dated May 31, 2002 and recorded on June 05, 2002.

Being the same property conveyed to Abdullah Elamin, a married man by Quit Claim deed from Abdullah Elamin, a married man who acquired title as unmarried, joined herein by his spouse Hadda Elamin of record in Instrument No. 20150806-0078483 Register's Office for Davidson County, Tennessee, dated May 26, 2015 and recorded on August 06, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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

Subject to all matters shown on the Plan of record in Plat Book 1835, Page 48, Surveyor's Certificate of Correction of record in Book 2032, page 191, Register's Office for Davidson County, Tennessee.

This is property known as 1510 Sevier Court, Nashville, TN 37206-3113

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 9th day of June, 2016.

Abdullah Elamin

Abdullah Elamin

Hadda Elamin

Hadda Elamin

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, ABDULLAH ELAMIN AND HADDA ELAMIN, 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 9th day of June, 2016.

Notary Public

My Commission Expires: _____

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 11-18-2019

File #: 16-1905H

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

105 Glen Oak Blvd, Suite 101

Hendersonville, TN 37075

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

