Davidson County DEEDWARR
Recvd: 07/20/16 15:52 3 pgs
Fees:18.00 Taxes:684.50
20160720-0074935

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 18th day of July, 2016, by and between Imad Haji, married, party of the first part, and Arthur L Boyd, unmarried man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 66 on the plan of MARLIN MEADOWS, SECTION NO. 4, as shown by plat of record in Plat Book 2133, Pages 66 and 67, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being all or part of the same property conveyed to Imad Haji by virtue of that certain Quit Claim Deed dated September 3, 2015, at Instrument No. 20150911-0092717 in the amount of $.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Ibrahim Hussian Barzinji by virtue of Warranty Deed dated May 29, 2009 at Instrument No. 20090608-0053085 in the amount of $97,500.00 in the said Register's Office.

Seller warrants that this property is not their primary residence, and that said property has been used for investment purposes only.

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(S), his heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2016; Davidson County real property taxes, being a lien not yet due and payable; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Imad Haji by Rajab H. Mohmmed as his Attorney in fact

Imad Haji by Rajab H. Mohmmed as his attorney in fact

STATE OF Tennessee
COUNTY OF Davidson

On this 3rd day of June, 2016, before me personally appeared Rajab H. Mohmmed, to me known to be the person who executed the foregoing instrument in behalf of Imad Haji, and who acknowledged that she executed the same as the free act and deed of Imad Haji.

WITNESS my hand and official seal at office this 18th day of July, 2016.

Notary Public

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-25-2019

My Commission Expires: _____

71464B

STATE OF Tennessee

COUNTY OF Davidson

Rajab H. Mohammed, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that he/she did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of Imad Haji, the principal.

This18th day of July, 2016.

Rajab H. Mohammed

Sworn to and subscribed before me by Rajab H. Mohammed this 18th day of July, 2016.

Notary Public

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

My Commission Expires _____

Property Owner & Address:	Arthur L Boyd 801 Evergreen Trail Madison, TN 37115
Tax Parcel No	06204000400
Property Address:	801 Evergreen Trl. Madison, TN 37115
MAIL TAX BILLS TO:	Acopia, LLC 306 Northcreek Blvd Ste 100 Goodlettsville, TN 37072

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $185,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 18th day of July, 2016.

Notary Public

My Commission Expires: 10/29/19

NICOLE YURJEVICH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

