WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of August, 2016.

Notary Public

MY COMMISSION EXPIRES: 9/3/2017
(AFFIX SEAL)

RETURN TO:
MAGNOLIA TITLE & ESCROW
1104 Fatherland Street
NASHVILLE, TN 37206

Julie Hamilton
State of Tennessee
Notary Public
Davidson County

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Salam Y. Ali and Khadijah Abdulahadi	Same as New Owner	150-09-0A-125.00-CO
(NAME)	(NAME)	
1220 Curran Ct		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Thousand And No/100 Dollars ($200,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Bounlieng Sounthonevichith, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Salam Y. Ali and Khadijah Abdulahadi, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 279, on the Plan of Forest View Park, Section VIII, of record in Plat Book 6900, Page 633, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to BounteumSounthonevichith and wife, Bounlieng Sounthonevichith by Warranty Deed from Jerry L. Griggs and wife, Sarah W. Griggs dated January 19, 1995 and recorded January 20, 1995 in Book 9575, Page 252, re-recorded in Book 9599, page 229, in said Register's Office for Davidson County, Tennessee. The said Bounteun Sounthonevichith died December 29, 2015, leaving the said Bounlieng Sounthonevichith the owner as surviving tenant.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1220 Curran Ct, Antioch, TN 37013

File Number: MFR-163992SSO

BILL GARRETT, Davidson County
Trans:T20160073513 DEEDWARR
Recvd: 08/23/16 13:02 2 pgs
Fees:13.00 Taxes:740.00
20160823-0088096

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 Grantees that we are lawfully seized 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; 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 our hands this 19th day of August, 2016.

Bounlieng Sounthonevichith

Bounlieng Sounthonevichith

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Bounlieng Sounthonevichith, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of August, 2016.

Sheila K. Reburn

Notary Public

My Commission Expires: 3-19-17

(SEAL)

SHEILA K. REBURN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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