Davidson County DEEDWARR
Recvd: 09/30/16 16:07 3 pgs
Fees:18.00 Taxes:551.30
20160930-0103611

WARRANTY DEED

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $149,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF SEPTEMBER, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 12-18-17

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2491B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Dakhaz Mohammed		108-16-0-033.00
1033 Pleasant View Drive		
Nashville, TN 37214-4309		

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,

MARY L. DUBUISSON, UNMARRIED

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

DAKHAZ MOHAMMED, MARRIED MAN

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. 38A on the Plan of Zone Lot Division Lots 21, 22, 23, 35 and 38 of Section 1, Percy Priest Woods of record in Plat Book 5200, Page 714, amending Plat recorded in Plat Book 5200, Page 472, 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 Mary L. Dubuisson, unmarried by Warranty deed from Dorothy J. Lance, formerly Dorothy J. Farrell, unmarried of record in Book 11467, page 684, Register's Office for Davidson County, Tennessee, dated May 03, 1999 and recorded on May 06, 1999.

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 5200, Page 472 and amended in Book 5200, Page 714, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 5984, Page 865, amended in Book 6020, Page 270, Book 6097, Page 11, Book 6353, Page 307 and 6560, Page 667, in the Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 11467, Page 684, in the Register's Office for Davidson County, Tennessee.

This is property known as 1033 Pleasant View Drive, Nashville, TN 37214-4309

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 30th day of September, 2016.

Mary L. Dubuisson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, MARY L. DUBUISSON, 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 30th day of September, 2016.

Notary Public

My Commission Expires: 10/2/17

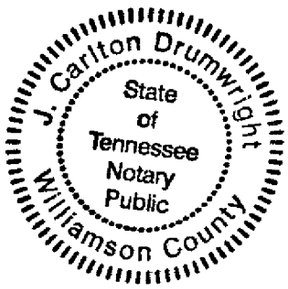
File #: 16-2491B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027



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

