WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160096485 DEEDWARR
Recvd: 11/01/16 11:22 2 pgs
Fees:13.00 Taxes:549.45
20161101-0115364

KELLY DORSEY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28 DAY OF October, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
April Mohamed and Jama Mohamed	New Owner	
(NAME)	(NAME)	
2637 Mesa Drive		149-04-0-202.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SARAH WILEY, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **APRIL MOHAMED AND JAMA MOHAMED,** 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:

Land in Davidson County, Tennessee, being Lot 342, SECTION 9, EDGE-O-LAKE ESTATES, as shown on plat of record in Plat Book 3700, Page 131, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quit Claim Deed from Sarah Wiley and Andrew Owsley, wife and husband to Sarah Wiley, as recorded on the 5th day of January, 2009 in Instrument No. 20090105-0000733, in the Register's Office of Davidson County, Tennessee.

Charles Schmidt, spouse of Sarah Wiley joins in to convey any marital interest he may have.

This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Plat Book 3700, Page 131, said Register's Office; and restrictive covenants of record in Book 4145, Page 195, said Register's Office.

unimproved
This is improved x property, known as 2637 Mesa Drive, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, have 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 my hand this 28 day of October, 2016

SARAH WILEY

CHARLES SCHMIDT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sarah Wiley and Charles Schmidt, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28 day of October, 2016.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Nov 5, 2019