Davidson County DEEDWARR
Recvd: 11/07/16 16:16 3 pgs
Fees:18.00 Taxes:455.47
20161107-0117968

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $123,100.00

Affiant

Subscribed and sworn to before me, this ~~4th~~ 7th day of November, 2016.

Notary Public

My commission expires: 3-14-17

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Rachel B Miller	**BANK OF AMERICA, N.A.**	**042070A06800CO**
860 Heritage Circle	**4500 Amon Carter Blvd**	
Madison, TN 37115	**Fort Worth, TX 76155**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Abdullah Sulaiman Aljohani

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rachel B Miller, unmarried

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 No. 230 on the Revised Plan of Heritage Square, Phase Two, of record in Book 5200, page 378, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Abdullah Sulaiman Aljohani, from Ann Clemmons, unmarried, by Warranty Deed dated June 10, 2016 of record in Instrument No. 20160613-0059612, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 860 Heritage Circle, Madison, TN 37115.

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 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/our hand(s) this 4th day of November, 2016.

Abdullah Sulaiman Aljohani by Muhammed A Aljohani, AIF
Abdullah Sulaiman Aljohani by Muhammed A. Aljohani, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named MUHAMMED A. ALJOHANI with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of ABDULLAH SULAIMAN ALJOHANI, and is authorized by him to execute this instrument on his behalf by virtue of a Specific Durable Power of Attorney recorded in Instrument No. 20160613-0059611, in said Register's Office.

Witness my hand, at office, this 4th day of November, 2016.

Anna E. Rowland STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

Notary Public

My Commission Expires: 8.18.18

True Copy Certification

I, Kristen Traini, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

