Prepared by information furnished by the parties

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of November, 2016

Notary Public:

MY COMMISSION EXPIRES: 7-2-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Ali Abdul Al-Soraify	Ali Abdul Al-Soraify	Parcel ID:
4849 Terragon Trail	4849 Terragon Trail	11906024200
Antioch, TN 37013	Antioch, TN 37013	

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 acknowledged, we

Janet Lynn Maynard, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Ali Abdul Al-Soraify , 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:

Being Lot No. 5 on the Plan of Bryant Heights, First Addition, of record in Book 2330, Page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Janet Lynn Maynard by deed from Jerry W. Hammonds, Jr., of record in Book 10350, Page 798, dated February 15, 1997, Register's Office for said County.

This conveyance is made subject to: (1) 2016 taxes, which have been paid by the Grantors; (2) All matters appearing on the Plan of record in Book 2330, Page 67, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 69 Whitsett Road, Nashville, TN 37210

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 10th day of November, 2016.

Janet Lynn Maynard

Janet Lynn Maynard

BILL GARRETT, Davidson County
Trans:T20160100058 DEEDWARR
Recvd: 11/14/16 10:36 2 pgs
Fees:13.00 Taxes:407.00
20161114-0119549

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 Janet Lynn Maynard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of November, 2016.

My Commission Expires: 7.2.18

Notary Public

