BILL GARRETT, Davidson County
Trans:T20160115160 DEEDWARR
Recvd: 12/30/16 13:58 3 pgs
Fees:18.00 Taxes:651.20
20161230-0137526

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 19th day of December, 2016, by and between Zahidah Khalil and Othman Ismaeel, wife and husband, party of the first part, and Nelson R. Santos, Jr., an unmarried man , party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

BEING LOT NO. 72, PHASE II, VALLEY VIEW TERRACE SUBDIVISION, AS OF RECORD IN PLAT BOOK 5200,PAGE 119, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

Being all or part of the same property conveyed to Zahidah Khalil and Othman Ismaeel by virtue of that certain Quit Claim Deed dated July 17, 2013, and being of record at Instrument No. 20130729-0078620 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Zahida Khalil by virtue of Warranty Deed dated May 13, 2005 at Instrument No. 2050527-0060412 re-recorded at Instrument No. 20070307-0028234 in the said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and subject to all restrictions and easements of record; 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 GRANTEE(S), his heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Zahidah Khalil

Zahidah Khalil

Othman Ismaeel by Zahidah Khalil as his attorney in fact

Othman Ismaeel by Zahidah Khalil as his attorney in fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Zahidah Khalil, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of December, 2016.

Notary Public

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

My Commission Expires: 9.25.19

STATE OF Tennessee
COUNTY OF DAVIDSON

Before me personally appeared Zahidah Khalil, to me known to be the person who executed the foregoing instrument in behalf of Othman Ismaeel, and who acknowledged that she executed the same as the free act and deed of Othman Ismaeel.

WITNESS my hand and seal, this 19th day of December, 2016.

Notary Public

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

My commission expires: 9.25.19

STATE OF Tennessee

COUNTY OF Davidson

Zahidah Khalil, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that she did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of Othman Ismaeel, the principal.

This 19th day of December, 2016.

Zahidah Khalil

Zahidah Khalil

Sworn to and subscribed before me by Zahidah Khalil this 19th day of December, 2016.

Notary Public

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

My Commission Expires 9.25.19

Property Owner & Address: Nelson R. Santos
609 Cathy Jo Court
Nashville, TN 37211

Tax Parcel No 13308018700

Property Address: 609 Cathy Jo Court
Nashville, TN 37211

MAIL TAX
BILLS TO: New Owner

STATE OF TN
COUNTY OF Wilson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $176,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 19th day of December, 2016.

Notary Public

My Commission Expires:

JESSICA GRAHAM
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 05-20-2019