BILL GARRETT, Davidson County
Trans:T20170002794 DEEDWARR
Recvd: 01/11/17 10:18 2 pgs
Fees:13.00 Taxes:995.30
20170111-0003128

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $269,000.00

Affiant

Subscribed and sworn to before me, this 9th day of January, 2017.

Notary Public

My commission expires: 3/6/18

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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:
Ali Saleh Nooraddiin	New Owner	**14710020600**
554 Adamwood Drive		
Nashville, TN 37211		

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,

Ramazan M. Babiry, married

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

Ali Saleh Nooraddiin, single person

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. 19 on the Plan of Parkview Estates, Section II of record in Plat Book 3700, page 87, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Beginning on the West margin of Adamwood Drive at the corner of Lots 18 and 19; thence South with said Drive, 84.33 feet to a monument; thence around a curve, Southwesterly 36.88 feet to a monument in the North margin of Bonerwood Drive; thence with said Drive, around a slight curve, Westerly 91 feet to a monument; thence leaving said Drive, Northerly 135.25 feet to the corner of Lots 18 and 19; thence East with the line f of said lots 161.4 feet to the beginning.

Being the same property conveyed to Ramazan M. Babiry, married, from James H. Mayberry Jr., by Warranty Deed dated September 4, 2003, of record in Instrument No. 20031104-0161825, Register's Office for Davidson County, Tennessee. Maryam Ali Babiry joins in this conveyance to transfer any and all interest she may have in the property whether marital or otherwise.

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 554 Adamwood Drive, Nashville, TN 37211.

RB MB

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 9th day of January, 2017.

Ramazan M Babiry
Ramazan M. Babiry

MARYAM A BABIRY
Maryam Ali Babiry

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner (DP)

Personally appeared before me, a Notary Public of said County and State, Ramazan M. Babiry and Maryam Ali Babiry, the within named Grantor(s), 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, at office, this 9th day of January, 2017.

Debra Paulsson
Notary Public

My Commission Expires:_____

