#11677

This instrument prepared by:
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 162587TN

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20170002804 DEEDWARR
Recvd: 01/11/17 10:25 2 pgs
Fees:13.00 Taxes:599.40
20170111-0003153

NEW OWNER:
Karema Hashem
3105 Woodymore Drive
Antioch, TN 37013

SEND TAX BILL TO:
F&M Bank
50 Franklin St.
Clarksville TN 37040

MAP & PARCEL:

150-06-0-145.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Audrey D. McMillan, married**, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **Karema Hashem, a married woman** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 31A, on the Plan of Woodymore Heights, Section 2, ZLD as shown on the plat of record in Plat Book 8250, page 630, in the Register's Office or Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed from Audrey Colquitt by Quit Claim Deed to Audrey D. McMillan of record in Instrument No. 20061229-0160476, dated 12/20/06 recorded 12/29/2006, Register's Office for Davidson County Tennessee.

****Thornton D. McMillan, spouse of Audrey D. McMillan, joins in this conveyance to convey any and all interest, marital or otherwise, that he may have in the above reference property, now or hereafter.**

SUBJECT TO THE FOLLOWING:

1. 2017 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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, her heirs and assigns, forever;

AND **Audrey D. McMillan** does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple and has a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Audrey D. McMillan** further covenants and binds her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: **3105 Woodymore Drive, Antioch, TN 37013**.

Executed on this 5th day of January, 2017.

Audrey D. McMillan

Thornton D. McMillan

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of said County and State, **Audrey D. McMillan and Thornton D. McMillan**, 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 this 5th day of January, 2017.

Notary Public

TISHA C BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

My Commission Expires: 1-8-19

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $162,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 5th day of January, 2017.

Notary Public

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

My Commission Expires: