BILL GARRETT, Davidson County
Trans:T20170030807 DEEDWARR
Recvd: 04/12/17 10:14 2 pgs
Fees:13.00 Taxes:1132.20
20170412-0035706

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $306,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of March 2017.

KRISTEN RADCLIFFE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

Notary Public
My commission expires: 7-6-2020

04-1703-56371

Address of New Owner:	Send Tax Bills to:	Tax Information:
Solomon Demissie 5424 Oak Chase Drive Antioch TN 37013	Same address as new owner	173-04-0-A-304.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Musa Khaja n/k/a Musa Hashmat Samadi**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Solomon Demissie, ~~married man~~** *An Unmarried man, hereinafter called the Grantees, their successors 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. 248, on the Plan of Phase Three, Oak Highlands, of record in Instrument No. 20020122-0008284, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Musa Khaja, unmarried by deed from David H. Puckett and wife, Cheryl M. Puckett, dated May 28, 2004, recorded June 3, 2004, of record in Instrument No. 20040603-0065676, Register's Office for Davidson County, Tennessee.

On May 22, 2009, by Order of the US District Court for the Middle District of Tennessee, Grantor was granted a name change from Musa Khaja to Musa Hashmat Samadi.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5424 Oak Chase Drive, Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 31st day of March, 2017.

M Samadi

Musa Hashmat Samadi

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Musa Hashmat Samadi**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 31st day of March, 2017.

Notary Public
State of Tennessee at Large

My Commission expires: 3/31/20

