#12027

WARRANTY DEED

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

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of April, 2017

Hilary Mohsenzadeh
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ali Al-Soraify	New owner	10504008100 Lot 464
(NAME)	(NAME)	
4849 Terrason Trl		10504008200 Lot 463
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **David S. Cohen,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ali Al-Soraify,** 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:

46 Trimble Street, Nashville, TN 37210
Being Lot No. 464 on the Claiborne Plan Nashville a/k/a Murray and Claiborne Plan, as of record in Book 21, Pages 84 and 85, Register's Office for Davidson County, Tennessee.

Said Lot No. 464 fronts 40 feet on the northerly side of Trimble Street and runs back between parallel lines 118 feet to an alley.

Being the same property conveyed to David S. Cohen , by Quit Claim deed of record in Instrument No. 20170407-0034180, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

52 Trimble Street, Nashville,TN 37210

Being Lot No. 463 on the Claiborne Plan Nashville, as of record in Book 21, Pages 84 and 85, Register's Office for Davidson County, Tennessee.

Said Lot No. 463 fronts 40 feet on the northerly side of Trimble Street and runs back between parallel lines 118 feet to an alley.

Being the same property conveyed to David S. Cohen, by Quit Claim deed of record in Instrument No. 20170407-0034183, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

BILL GARRETT, Davidson County
Trans:T20170035042 DEEDWARR
Recvd: 04/26/17 09:37 2 pgs
Fees:13.00 Taxes:647.50
20170426-0040785

unimproved ☐

This is improved ☑ property, known as 46 Trimble St., Nashville, TN 37210
52 Trimble St., Nashville, TN 37210

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hands this 24th day of April, 2017.

David S. Cohen

State of Tennessee
County of Davidson

STATE OF TENNESSEE
COUNTY OF Williamson
WITNESS my hand and seal this 24th day of April, 2017.
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David S. Cohen with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Notary Public
Commission Expires: 3-10-2019

ARTRINNA MINNIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY