WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

File # 12144

State of TN
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of May, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Return to:

THIS INSTRUMENT WAS PREPARED BY
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
Yonas Al Timimi	New owner	11911012100
(NAME)	(NAME)	
29 Lafayette St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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/WE, **The Estate of Sidney Fleischer,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Yonas Al Timimi,** _____ 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. 54 on the Plan of Thompson Lane Park, as of record in Book 2331, Page 138, Register's Office of Davidson County, Tennessee.

Said Lot fronts 183 feet on the North side of Thompson Lane, and runs back 353.35 feet on the westerly line and 310 feet on the Easterly line, to a dead line in the rear on which it measures 12.91 feet.

Included by excluding and easement conveyed to the State of Tennessee, by Lou Ella Reston Cloyd, as of record in Book 3615, Page 621, said Register's Office.

Being the same property conveyed to The Estate of Sidney Fleischer, by deed of record in Instrument No. 20170328-0030222 , Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☑ property, known as 52 E Thompson Lane, Nashville, TN 37211
(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.

BILL GARRETT, Davidson County
Trans:T20170043114 DEEDWARR
Recvd: 05/22/17 09:23 2 pgs
Fees:13.00 Taxes:740.37
20170522-0050302

Witness my/our hands this 19th day of May, 2017.

The Estate of Sidney Fleischer

BY: _____
Jay Newman, Executor

State of Maryland
County of Baltimore

On this the 17 day of May, 2017, before me, personally appeared Jay Newman as Executor of The Estate of Sidney Fleischer, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

WITNESS my hand and seal this 19th day of May, 2017.

_____
Notary Public
My Commission Expires: Feb 12, 2018

File No.: 12144

J. A. HYPOLITE
Notary Public
Baltimore County
Maryland
My Commission Expires Feb 12, 2018