**WARRANTY DEED**

BILL GARRETT, Davidson County
Trans:T20170062993 DEEDWARR
Recvd: 07/24/17 09:26 2 pgs
Fees:13.00 Taxes:691.90

20170724-0074324

File No. RW0003061

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of July, 2017.

DAVID P. WEBBER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

MY COMMISSION EXPIRES: 10/3/18

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ahmed Al Allaq and Nabeel Mahmood | New Owner | 173-01-0-014.00 |
| (NAME) | (NAME) | |
| 501 Cedarcreek Circle | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN, 37211 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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 ACKNOWLEDGED, I, **Anita L. McCumber, Trustee of The Anita L. McCumber Revocable Trust dated October 3, 2016** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ahmed Al Allaq and Nabeel Mahmood,** _____, HEREINAFTER CALLED THE GRANTEE, 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. 94 on the Plan of Cedarwood Estate, Section II, as of record in Plat Book 4860, Page 58, Register's Office for said County, to which plan reference is made for a more complete description.**

**Being the same property conveyed to Anita L. McCumber, Trustee of the Anita L. McCumber Revocable Trust by deed from Anita L. McCumber, dated October 3, 2016, October 10, 2016 in Instrument No. 20161010-0106666.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2017 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 501 Cedarcreek Circle, 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.

Witness my hand this 18th day of July, 2017.

Anita L. McCumber Revocable Trust dated October 3, 2016

BY: Anita L. McCumber
Anita L. McCumber, Trustee

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Anita L. McCumber, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be Trustee of Anita L. McCumber Revocable Trust, the within named bargainor, and that he/she as such Trustee, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself/herself as Trustee.

Witness my hand this 18th day of July, 2017.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Leslie Garside
Notary Public

My commission expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206