Prepared By and Return to:
Regal Title, LLC
125 N Church St
Murfreesboro, TN 37130

File Number: 1706306

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans:T20170071727 DEEDWARR
Recvd: 08/18/17 08:58 2 pgs
Fees:13.00 Taxes:567.95
20170818-0084851

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $153,500.00.

Affiant

Subscribed and sworn to before me, this 15th day of August, 2017.

Notary Public
My Commission Expires:

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Tina Bembry	new owner	107-05-0180.00
1902 Elanor Drive		
Nashville, TN 37217		

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, Ahmed A. Safeeullah, unmarried, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Tina Bembry, unmarried woman, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee being Lot No. 183 on the Plan of Bel-Air, Section Two, of record in Plat Book 2900, Page 30, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Ahmed A. Safeeullah, by Warranty Deed, from Gerard A. Nyssen and wife, Mary Jane S. Nyssen, dated July 8, 2005, of record in Instrument Number 20050721-0084854, Register's Office for Rutherford County, Tennessee.

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 __X__improved ___unimproved property known as 1902 Elanor Drive, Nashville, TN 37217.

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 15th day of August, 2017.

Ahmed A. Safeeullah

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Ahmed A. Safeeullah with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, TN, this 15th day of August 2017.

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public at Large
My Commission Expires: 4/18/21