Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

17-0304

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Wilson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$115,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **August 11, 2017.** Notary Public MY COMMISSION EXPIRES: 9-6-20 (AFFIX SEAL)

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

BILL GARRETT, Davidson County
Trans:T20170072555 DEEDWARR
Recvd: 08/22/17 09:03 2 pgs
Fees:13.00 Taxes:425.50
20170822-0085908

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**17-0304**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mohammad Hashim Sayed	Mohammad Hashim Sayed	**92-5-266**
(NAME) **3314 Clifton Avenue**	(NAME) 2581 Kanlow Dr.	
(ADDRESS) **Nashville,TN 37209**	(ADDRESS) Nashville, TN 37013	
(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, WE, **Keith B. Harris,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mohammad Hashim Sayed,** 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. 99, as shown on the map entitled the Plan of College Hill, Section 4, of record in Plat Book 2330, Page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 99 fronts 58.02 feet on the northerly side of Clifton Avenue and extends back 131.8 feet on the westerly line and 131.4 feet on the easterly line to a dead line in the rear on which it measures 58 feet.

Being the same property conveyed to Keith B. Harris, by Warranty Deed from Leland D. Watts, married, dated May 25, 2017, filed of record in Instrument Number 20170530-0053216, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Leland D. Watts by deed from Federal National Mortgage Association, a/k/a Fannie Mae, of record in Instrument 20090203-0009143 dated January 28, 2009, Register's Office for said County.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **3314 Clifton Avenue, Nashville, TN 37209**
(House Number) (Street) (City, State) (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.

IN WITNESS WHEREOF, this instrument has been executed on this the **11th** day of **August, 2017**.

Keith B. Harris

STATE OF **TENNESSEE**
COUNTY OF ~~**Davidson**~~ Wilson

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Keith B. Harris**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **11th** day of **August, 2017**.

NOTARY PUBLIC

My Commission Expires:

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
9-6-20