# Warranty Deed

BILL GARRETT, Davidson County
Trans:T20170076749 DEEDWARR
Recvd: 09/01/17 09:54 2 pgs
Fees:13.00 Taxes:1274.65
20170901-0089987

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $344,500.00.

Affiant

Subscribed and sworn to before me, this the 30th day of August, 2017.

Notary Public

My commission expires:

MISTY M. NEWCOMB STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires 06-05-2021

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**202 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Ethan T. Dick | NEW OWNER | |
| 1536 14th Avenue North | | 081-11-0-576.00 |
| Nashville, TN 37208 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ALI DAHER, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ETHAN T. DICK, SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the Northerly one-half of Lot No. 209 on the Plan of McGavock, Wetmore and other's Second Addition, called the Town of McGavock of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ali Daher, unmarried by Warranty deed from Sean Montey, unmarried and Jalon Woodard, married of record in Instrument No. 20141003-0091764 Register's Office for Davidson County, Tennessee, dated September 30, 2014 and recorded on October 03, 2014.

This is improved property known as 1536 14th Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

**Return to:**
**Rudy Title and Escrow, LLC**
**2012 21st Avenue South**
**Nashville, TN 37212**
**FILE #: M-VRES-17-15386**

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of August, 2017.

**Ali Daher**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ali Daher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of August, 2017.

Notary Public

My Commission Expires: 7-2-18

