Bill Garrett Davidson County
Batch# 1281 DEEDWARR
09/15/2017 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $203.50
20170915-0094552

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $55,000.00

Affiant

Subscribed and sworn to before me, this 14th day of September, 2017.

Notary Public
My commission expires: 3-30-21

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jose M. Murillo	New Owner	**041060A04700CO**
4065 Brick Church Pike		
Nashville, TN 37207		

FOR AND IN 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 ACKNOWLEDGE, WE,

Maxamed A. Farax, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jose M. Murillo

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. 1A, Final Plat, Resubdivision of Lot 1, Liberty Place, as shown by plat of record in Instrument No. 20070103-0001070, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Maxamed A. Farax, a married man, by Special Warranty Deed from Redus Nashville Housing, LLC, dated September 28, 2010, of record in Instrument No. 20101004-0078976, Register's Office for Davidson County, Tennessee. Subject property was never the principal residence of said Grantor nor any of his heirs and/or assigns.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Instrument No. 20070103-0001070, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

Restrictions and Easements of record in Book 6479, page 121, Instrument No. 20050722-0085623, Instrument No. 20060626-0076309, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (___) unimproved (__X__) property known as 4065 Brick Church Pike, Nashville, TN 37207.

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 in 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/our hand(s) this 13th day of September, 2017.

Maxamed A. Faray.
Maxamed A. Farax

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Maxamed A. Farax, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of September, 2017.

NOTARY PUBLIC

My Commission Expires: DEC 27 2017

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, KEMBERLY POWELL, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Sumner

Personally appeared before me, Kristen M. Traini, a notary public for this county and state, KEMBERLY POWELL who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

My Commission Expires: OCT 2 0 2020
Notary's Seal (if on paper)