Bill Garrett Davidson County
Batch# 24097 DEEDWARR
11/08/2017 01:03:25 PM 2 pgs
Fees: $13.00 Taxes: $887.63

20171108-0115080

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176993

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$239,900.00~~

Affiant

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Subscribed and sworn to before me, this the 6th day of November, 2017.

Rachel Marie Collins
Notary Public
My Commission Expires: 3-21-20

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Yasir Mohamed Fahad Mohamed 7917 Kirkfield Dr. Nashville, TN 37211	New Owner	171-110.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We **Matthew Boyd and Sandra K. Boyd, Trustee(s) respectively, and his/her/their successors in a Revocable Living Trust for the benefit of Matthew Boyd and Sandra K. Boyd under the terms of The Matthew and Sandra Boyd Living Trust dated 3/16/17**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Yasir Mohamed, unmarried and Fahad Mohamed, unmarried, as joint tenants with right of survivorship,** 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 all of Lot No. 62, Addition to Brelan Park at Saddlewood, Section Three, Revision I, Re-Subdivision of Lot 62, Final Plat, as the same appears on survey and plat of record in Instrument No. 20170531-0053827, 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 part of the property conveyed to Matthew Boyd and Sandra K. Boyd, Trustee(s) respectively, and his/her/their successors in a Revocable Living Trust for the benefit of Matthew Boyd and Sandra K. Boyd under the terms of The Matthew and Sandra Boyd Living Trust dated 3/16/17 by Quitclaim Deed from Matthew E. Boyd and Sandra K. Boyd, husband and wife, dated March 16, 2017, recorded April 18, 2017, of record in Instrument No. 20170418-0037637, Register's Office for Davidson County, Tennessee, and further, being a portion of the property conveyed to Matthew E. Boyd and Sandra K. Boyd, husband and wife by Warranty Deed from Donna Ray Anthony, an unmarried woman, dated August 9, 2016, recorded August 12, 2016, of record in Instrument No. 20160812-0084126, said Register's Office.

This is Unimproved property located at: 5540 Saddlewood Lane, Brentwood, TN 37027

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. The 2017 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 6th day of November, 2017.

Matthew Boyd and Sandra K. Boyd, Trustee(s) respectively, and his/her/their successors in a Revocable Living Trust for the benefit of Matthew Boyd and Sandra K. Boyd under the terms of The Matthew and Sandra Boyd Living Trust dated 3/16/17

Matthew Boyd, Trustee

Sandra K. Boyd, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Matthew Boyd and Sandra K. Boyd**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of November, 2017.

Notary Public
My Commission expires:

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021