This instrument prepared by:
MLJ Escrow & Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 1704473

Bill Garrett Davidson County
Batch# 35450 DEEDWARR
12/08/2017 11:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,154.40
20171208-0125494

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Eid Saleh 4236 Shadowbrook Trail Antioch, TN 37013	Pinnacle Bank 2309 Crestmoor Drive Nashville, TN 37215	164-10-0-A-385

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nisar A. Mohammadi,** hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto Eid Saleh and wife, Marian Thabet hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows: LOT NUMBER 430, ON THE FINAL PLAT, VILLAGE NINE, SUMMERFIELD SUBDIVISION, AS SHOWN BY PLAT APPEARING OF RECORD IN INSTRUMENT NUMBER 20060718-0086560, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF SAID LOT.

Being the same property conveyed to Marc A. Carpenter and Cherita Hill, from Bank of America, N.A. by Special Warranty Deed, dated 1/13/2012, of record in Instrument No. 20120131-0008820, Register's Office for Davidson County, Tennessee. Being further conveyed to Nasir A. Mohammadi from Marc A. Carpenter and Cherita Hill by Warranty Deed, dated 8/4/2017, of record in Instrument No. 20170811-0082533, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2017 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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, his/her heirs and assigns, forever;

AND **Nisar A. Mohammadi,** does covenant with the said Grantee that they are lawfully

seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Nisar A. Mohammadi,** further covenants and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: **4236 Shagbark Trail, Antioch, Tennessee 37013.**

Executed on this 4th day of December, 2017.

Nisar A. Mohammadi

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public of said County and State, Nisar A. Mohammadi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 4th day of December, 2017.

Notary Public

My Commission Expires: 1/8/19

EDWARD B. BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $312,000.00

Affiant

Sworn to and subscribed to me, the undersigned, this 4th day of December, 2017.

Notary Public

My Commission Expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone
Notary's Signature

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.

My commission expires: 5-3-2021