Our File Number: 20171709R	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Williamson The actual consideration or value, whichever is greater, for this transfer is $61,000.00. Affiant Subscribed and sworn to before me, this the 19th day of December, 2017. Notary Public My commission expires: 3-4-21

Bill Garrett Davidson County
Batch# 40588 DEEDWARR
12/21/2017 03:00:30 PM 2 pgs
Fees: $13.00 Taxes: $225.70
20171221-0130275

LAURIE M. HARRIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Tax Reference:
Khalid Alsaad		**092-02-0-201**
3764 Faulkner Drive ~~2709 Alameda Street~~	Same as above	
Nashville, TN 37211 ~~Nashville, TN 37208~~		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

2709 Alameda, LLC a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Khalid Alsaad

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 Northern part of Lot No. 123, Block 5 on the Plan of Subdivision of the Heffernan Place of record in Plat Book 161, Page 138, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot 123 fronts 50 feet on the Southerly side of Alameda Street and extends back 65.12 feet on the Easterly line and 105.83 feet on the Westerly line to a dead line in the rear, measuring 63.96 feet thereon, said rear line being the Northerly line of property conveyed to the State of Tennessee foe controlled access highway, as of record in Book 4178, Page 45, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marie Dupree Gaston Murrell by deed from James A. Whitaker of record in Book 5165, page 377, Register's Office for Davidson County, Tennessee, dated June 29, 1977 and recorded on June 29, 1977.

Being the same property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by deed from Chancery Court for Davidson County of record in Instrument No. 20091123-0107729 Register's Office for Davidson County, Tennessee, dated November 03, 2009 and recorded on November 23, 2009. Tax Civil Action Number 08-572-I.

Being the same property conveyed to 2709 Alameda, LLC by Quitclaim deed from Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument No. 20150604-0052337 Register's Office for Davidson County, Tennessee, dated June 01, 2015 and recorded on June 04, 2015 and Final Order recorded on October 10, 2017, of record in Instrument No. 20171010-0103970.

This conveyance is subject to all utility easements serving the property and property of others; residential subdivision covenants, conditions and restrictions; any and all matters shown on any applicable Plat of record; rights of way; easements; building set-back lines; current zoning classification; and rights, conditions and restrictions granted to or imposed by authorities having jurisdiction over land use as the same may be supplemented or amended from time to time.

This is improved (__x__) unimproved (____) property known as 2709 Alameda Street, 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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 HANDS EFFECTIVE AS OF December 19, 2017:

2709 Alameda, LLC a Tennessee limited liability company

Louise Gilchrist Grant

By: Louise Gilchrist Grant
Its: Authorized Person

STATE OF TENNESSEE	)	**CORPORATE ACKNOWLEDGEMENT**
	)	
COUNTY OF WILLIAMSON	)	

Personally appeared before me, a Notary Public of said County and State, Louise Gilchrist Grant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the Authorized Person of 2709 Alameda, LLC the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of the corporation.

Witness my hand, at office, this the 19th day of December, 2017.

My Commission Expires: 5.25.20

Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/6/19
Notary' Seal (If on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-09-2019