This Instrument Prepared By:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
File Number: BW18004

Record and Return To:
Limestone Title & Escrow, LLC
3173 South Church Street
Murfreesboro, TN 37127

Bill Garrett Davidson County
Batch# 55888 DEEDWARR
02/06/2018 11:54:41 AM 3 pgs
Fees: $18.00 Taxes: $628.63
20180206-0011983

Send Tax Bills To:
Same as New Owner

New Owner is:
Mahdi Kheder
892 Irma Court
Antioch, TN 37013

MAP: 148-12-0
PARCEL: 071.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Jeremy Kane Coleman**, hereinafter referred to as Grantor, has bargained and old, and by these presents do transfer and convey unto the said **Mahdi Kheder, unmarried**, hereinafter referred to as Grantee, his heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **892 Irma Court, Antioch, TN 37013**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 12 on the Plan of Hazelwood, Section Two-A, of record in Plat Book 3500, Page 27, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Terry Coleman by Quitclaim Deed from Dana Coleman (pursuant to Marital Dissolution Agreement filed in Davidson County Docket Number 88D-1683), said Quitclaim Deed being dated 3/8/89 and recorded 3/17/89 in Book 7795, Page 129; and the same property previously conveyed to Terry Coleman and wife, Dana Coleman by Warranty Deed from Steven L. Kuhns and wife, Sandra F. Kuhns, dated 9/25/84 and recorded 10/5/84 in Book 6397, Page 542, Register's Office for Davidson County, Tennessee. The said Terry Coleman (aka Terry Lee Coleman) having since died intestate on 1/17/17, and pursuant to Order of Small Estate filed 6/21/17 in Docket No. 17P-1048 in the Circuit Court for Davidson County, Tennessee (Probate Division), subject property having vested in Jeremy Kane Coleman, his only heir at law.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind himself and his heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 19 day of January, 2018.

GRANTOR:

Jeremy Kane Coleman

ACKNOWLEDGEMENT

STATE OF NEW YORK)
COUNTY OF NEW YORK)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Jeremy Kane Coleman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 19 day of JANUARY, 2018.

Notary Public

My Commission Expires: Dec 16, 2021

SANDRA GUIFFRE
Notary Public, State of New York
No. 01GU6215063
Qualified in New York County
Commission Expires Dec. 16, 20 21

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $169,900.00.

Affiant

SWORN TO and subscribed before me this 31st day of January, 2018 ~~2004~~.

NOTARY PUBLIC

My commission expires:

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021