12911

WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of March, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Saad M. Emin	First Community Mortgage	13312032100
(NAME)	(NAME)	
429 Jessie Dr.	262 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Murfreesboro TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 71551 **DEEDWARR**
03/21/2018 10:35:51 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20180321-0026529

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Emin Mohammad Numan and wife, Bahar Ismail Abdullah, Halat Mohammad Emin, unmarried, and Ferhat Naif Ibrahim, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Saad M. Emin, unmarried,** 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. 15 on the Plan of Section Two, Addition to Greenwood Hills, of record in Book 5200, page 62, Register's Office for said County.

Said Lot No. 15, which is a corner lot, fronts 106.94 feet on the northerly margin of Jessie Drive and fronts 77.10 feet on the westerly margin of Brevard Court, said frontages being joined by a curve having a length of 39.81 feet and extends back 144.60 feet on the northerly line and 103.70 feet on the westerly line to a point of intersection.

Being the same property conveyed to Emin Mohammad Numan and wife, Bahar Ismail Abdullah and Halat Mohammad Emin and Ferhat Naif Ibrahim, by deed of record in Book 10610, Page 420, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Halat Mohammad Emin by Ferhat Naif Ibrahim as her Attorney-In~Fact pursuant to recorded Power of Attorney of record in Instrument No. 20180321-0026527, in the Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Bahar Ismail Abdullah by Emin Mohammed Numan as her Attorney-In~Fact pursuant to recorded Power of Attorney of record in Instrument No. 20180321-0026528, in the Register's Office for Davidson County, Tennessee

unimproved ☐

This is improved ☑ property, known as 429 Jessie Dr., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 this 19th day of March, 2018.

Emir mohammad numan
Emin Mohammad Numan

Bahar Ismail Abdullah by Emin Mohammed Numan, her attorney in fact

Halat Mohammad Emin by Ferhat Naif Ibrahim, her attorney in fact

Ferhat Naif Ibrahim

State of Tennessee
County of Williamson

Personally appeared before me Emin Mohammad Numan, and Ferhat Naif Ibrahim, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of March, 2018.

Notary Public
My Commission Expires:

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 12-20-2020

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 19 day of March, 2018, before me personally appeared Ferhat Naif Ibrahim, the person who executed the foregoing instrument on behalf of Halat Mohammad Emin and who acknowledged that he executed the same as the free act and deed of the said Halat Mohammad Emin, through Power of Attorney granted he by the said Halat Mohammad Emin.

Notary Public
Commission Expires:

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 12-20-2020

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 19 day of March, 2018, before me personally appeared Emin Mohammed Numan, the person who executed the foregoing instrument on behalf of Bahar Ismail Abdullah and who acknowledged that he executed the same as the free act and deed of the said Bahar Ismail Abdullah, through Power of Attorney granted him by the said Bahar Ismail Abdullah.

Notary Public
Commission Expires:

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 12-20-2020