13011

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

Bill Garrett Davidson County
Batch# 76865 DEEDWARR
04/06/2018 11:00:16 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20180406-0032432

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Expires 05-08-2018

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $350,000.00

Affiant

Subscribed and sworn to before me, this 5th day of April, 2018.

Notary Public

My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Majid Selam **Sefin Yasin**	SWBC Mortgage ~~New Owner~~	**Map/Parcel 172-05-0-005.00**
8008 Cloverland Drive	9311 San Pedro #100	
Nashville, TN 37211	San Antonio TX 78216	

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

Tracey Leigh King, a married woman, f.k.a Tracey Leigh Neal

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Majid Selam and Sipel Sadiq, husband and wife, and Sefin Yasin, a single man, and Metin Majid Yasin, a single man, and Kajin S. Necmedin, a single woman

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. 5 on the Plan of Section Two, Harvard Estates, of record in Book 4675, Page 61, 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 Gary R. Neal and wife, Tracey Neal, by Warranty Deed, from Andrew M. Poston and wife, Carol R. Poston, dated December 21, 1999, of record in Instrument No. 19991222-0306383, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Tracey Leigh Neal, by Quitclaim Deed from Gary Ray Neal, pursuant to divorce in Civil Action No. 02D-232, dated October 14, 2003, of record in Instrument No. 20031016-0153424, Register's Office for Davidson County, Tennessee. Tracey Leigh Neal has since remarried, and is now known as Tracey Leigh King.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 4675, Page 61, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 4681, Page 75, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 8008 Cloverland Drive, Nashville, TN 37211.

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 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 hand(s) this 5th day of April, 2018.

Tracey Leigh King

Tracey Leigh King

*Paul King, spouse of Tracey Leigh King, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

Paul King

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Tracey Leigh King and husband, Paul King, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of April, 2018.

Notary Public

My Commission Expires: 11-23-20

A. SCOTT HUBBARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **180111SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027