WARRANTY DEED

Bill Garrett Davidson County
Batch# 81520 **DEEDWARR**
04/17/2018 08:49:19 AM 2 pgs
Fees: $13.00 Taxes: $728.90

20180417-0035863

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of April, 2018.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mahdi M. Altamimi	Movement Mortgage LLC	150-01-0-038.00
(NAME)	(NAME)	
482 Rural Hill Road	8024 Calvin Hall Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Emmanuel Chokuba,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mahdi M. Altamimi and Aaleal H. Hindi, husband and wife,** 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. 170 on the Plan of Section One, Edge-O-Lake Estates, of record in Book 3600, page 43, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Thomas L. Hall and wife, Ethel W. Hall, by Warranty Deed from Richard P. Baxter and wife, Jane G. Baxter, dated February 27, 1995, of record in Book 9606, page 186, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Emannuel Chokuba by Warranty Deed from Thomas L. Hall and wife, Ethel W. Hall, dated March 22, 2017, of record in Instrument No. 20170324-0028848, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book Book 3600, page 43; Restrictions of record in Book 3679, page 279; all of record in the Register's Office for Davidson County, Tennessee.

This property is not, and has never been the primary residence of the Grantor, Emmanuel Chokuba.

unimproved ☐

This is improved ☑ property, known as 482 Rural Hill Road, Nashville, TN 37217
(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 hand this 11th day of April, 2018.

Emmanuel Chokuba

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Emmanuel Chokuba, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 11th day of April, 2018.

Notary Public
My Commission Expires:

File No.: 27200

