WARRANTY DEED

Bill Garrett Davidson County
Batch# 81808 DEEDWARR
04/17/2018 10:16:11 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20180417-0036014

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$225,000.00~~ $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of April, 2018

Notary Public

MY COMMISSION EXPIRES: 12/15/21

(AFFIX SEAL)

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
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
John I. Ward V	new owner	09205026600
(NAME)	(NAME)	
3314 Clifton Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **Mohammad Hashim Sayed,** married, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **John I. Ward V, a single man,** 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. 99 as shown on the map entitled the Plan of College Hill, Section 4, of record in Plat Book 2330, Page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 99 fronts 58.02 feet on the northerly side of Clifton Avenue and extends back 131.8 feet on the westerly line and 131.4 feet on the easterly line to a dead line in the rear on which it measures 58 feet.

Being the same property conveyed to Mohammad Hashim Sayed from Keith B. Harris by Warranty Deed of record in Instrument No. 20170822-0085908, Register's Office for Davidson County, Tennessee.

This property has never been used as the Grantors primary residence.

unimproved ☐

This is improved ☑ property, known as 3314 Clifton Avenue, Nashville, TN 37209
(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 13th day of April, 2018.

Mohammad Hashim Sayed

State of Tennessee
County of Williamson

Personally appeared before me Mohammad Hashim Sayed, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of April, 2018.

Notary Public
My Commission Expires: _____

File No.: 13014

