Bill Garrett Davidson County
Batch# 85001 DEEDWARR
04/26/2018 03:46:02 PM 2 pgs
Fees: $13.00 Taxes: $647.50
20180426-0039554

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Mohamed Ali & Abdirahman Ali
Mohamed Hussein Amin
301 Hermitage Avenue
Nashville, TN 37210

SEND TAX BILL TO:
PO Box 23461
Nashville, TN 37202

MAP/PARCEL 094-13-0-008.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jason Rainwater, a single man, hereafter called the GRANTOR,** have bargained and sold, and by these presents, do transfer and convey unto **Mohamed Ali and Abdirahman Ali and Mohamed Hussein Amin, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the westerly 40 feet of Lot No. 1 of Block "K" on the Plan of Hermitage Addition to Nashville of record in Plat Book 57, Page 42 and 43, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 1 fronts 40 feet on the southerly side of Lebanon Pike or Fillmore Street extended and runs back between parallel lines, with the easterly line of Keith Street, 154 1/2 feet to an alley.

Being the same property conveyed to Jason Rainwater, a single man by Warranty deed from Amanda West, married of record in Instrument No. 20140805-0070423 Register's Office for Davidson County, Tennessee, dated July 30, 2014 and recorded on August 5, 2014.

This is improved property known as: **301 Hermitage Avenue, Nashville, Tennessee 37210.**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, do further covenant and bind themselves, their 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.

Possession to be given 19th day of April, 2018.

WITNESS MY HAND on this the 19th day of April, 2018.

Jason Rainwater

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Jason Rainwater,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of April, 2018.

NOTARY PUBLIC

My Commission Expires: _____

TAMMY SEXTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires July 13, 2020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $175,000.00.

AFFIANT

Subscribed and sworn to before me this the 19th day of April, 2018.

NOTARY PUBLIC

My Commission Expires: _____

TAMMY SEXTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires July 13, 2020

No: 180319