Bill Garrett Davidson County
Batch# 92998 **DEEDWARR**
05/16/2018 10:25:16 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20180516-0046644

WARRANTY DEED

2018-1116

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

State of Tennessee
County of ~~Williamson~~ Davidson

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

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 14th day of May, 2018.

Notary Public

(Affix Seal)
My Commission Expires: 01/06/20

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Abubakir Ali and Hamida Ali 1157 Lakewalk Drive Antioch, TN 37013	NEW OWNER	164.08-0A-017.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Nathaniel S. Sommers and wife, Rebecca L. Sommers**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Abubakir Ali and Hamida Ali, husband and wife**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, said premises being further described as follows:

Being Lot No. 55, Hallmark, a Cluster Lot Subdivision, Final Plat Section One, of record in Instrument No. 20050315-0028142, Register' Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Nathaniel S. Sommers, married, from Jerry Butler Builders, LLC, by Warranty Deed dated May 24, 2006 and recorded June 8, 2006 in Instrument No. 200606080068343, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 1157 Lakewalk Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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.

THIS CONVEYANCE IS SUBJECT TO:
- Taxes for the current year and thereafter.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of record in Instrument No. 20050315-0028142, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-BHS-18-1157

Witness my/our hand(s) this ~~14th~~ 11th day of May, 2018

X _____
Nathaniel S. Sommers

X _____
Rebecca L. Sommers

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Nathaniel S. Sommers and Rebecca L. Sommers, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this ~~14th~~ 11th day of May, 2018.

_____
Notary Public
My Commission Expires: 6-30-2019

