# WARRANTY DEED

Bill Garrett Davidson County
Batch# 131916 DEEDWARR
08/22/2018 09:15:30 AM 2 pgs
Fees: $13.00 Taxes: $462.50
20180822-0083169

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO ~~BEFORE~~ ME, THIS THE 17 DAY OF August, 2018.

Notary Public

MY COMMISSION EXPIRES: 3-9-21
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Zindan Hussein | Same | 058 07001500 |
| (NAME) | (NAME) | |
| 638 Putnam Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37218 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Jacqueline Jackson and Mathew Jackson, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Zindan Hussein, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN TN Counties COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Exhibit A

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 638 Putnam Drive Nashville TN 37218
(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 our hands 08/15/18.

Jacqueline Jackson

Mathew Jackson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Matthew Harris Jackson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Jacqueline Jackson 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 the purposes therein contained.

Witness my hand and official seal on 08/15/18.

Notary Public

My Commission Expires: 7/9/22

LISA WHITT
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

10-00882483

EXHIBIT "A"

LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING LOT NO. 184 ON THE PLAN OF ROYAL HILLS SUBDIVISION, SECTION III, OF RECORD IN PLAT BOOK 4860 AT PAGE 47, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JACQUELINE SUNDERS BY DEED FROM TILLIE M. MATTHEWS AND SUSIE LIPSCOMB RECORDED 02/06/1986 IN DEED BOOK 6778 PAGE 669, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Jacquelin Sunders and Jacqueline Jackson are one in the same.

**True Copy Certification**

I, Dilara Lauhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S. Thompson, a notary public for this county and state, Dilara Lauhorn, who acknowledged that the certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.05.19