WARRANTY DEED

Bill Garrett Davidson County
Batch# 135214 **DEEDWARR**
08/30/2018 12:02:31 PM 3 pgs
Fees: $18.00 Taxes: $629.00

20180830-0086101

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th day of August, 2018.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

CINDY S. SMITH NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY My Commission Expires NOV. 3, 2020

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Elfatih Bashari	Renasant Bank	050-11-0A-107.00-CO10818
(NAME)	(NAME)	
3161 Lauren Evelyn Way	2001 Park Place North # 150	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Birmingham AL 35203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, WE, Taronda L. Sims, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Elfatih E. Bashari and Kawther M. Hamid, 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 known as Lot No. 107, as shown on the map entitled Timberwood Cluster Lot Development of record as Instrument Nos. 20080211-0013669 through 20080211-0013671, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Taronda L. Sims, an unmarried person, by Special Warranty deed from Nashville Area Habitat for Humanity, Inc., a Tennessee non-profit corporation, of record in Instrument No. 20091125-0108255, Register's Office for Davidson County, Tennessee, dated November 19, 2009, and recorded on November 25, 2009.

See attached letter from Habitat for Humanity wherein their First Right of Refusal is released.

unimproved ☐

This is improved ☐ property, known as 3161 Lauren Evelyn Way, Nashville, TN 37207
(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 28th day of August, 2018.

Taronda L. Sims

STATE OF TENNESSEE

COUNTY OF Davidson

On this 28th day of August, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Taronda L. Sims**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
07-08-19

Notary Public



File No.: 10817

Habitat for Humanity of Greater Nashville

www.habitatnashville.org

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Danny Herron,
President and
Chief Executive Officer

August 24, 2018

To Whom It May Concern,

I am an authorized representative for Habitat for Humanity of Greater Nashville. I am in receipt of the Purchase and Sale Agreement between Elfatih Bashara and Kawther Hamid, purchasers, and Taronda L. Sims, seller, for the sale of the property located at 3161 Lauren Evelyn Way, Nashville, TN 37207. Please accept this letter as our confirmation that Habitat for Humanity of Greater Nashville does not desire to exercise its First Right of Refusal concerning the subject property and hereby releases its reserved rights as set forth in Special Warranty Deed of record in Inst. No. 20091125-0108255, Register's Office for Davidson County, Tennessee.

Tommy Braswell

Tony Braswell

Finance Director
Habitat for Humanity of Greater Nashville
615-942-1263
tbraswell@habitatnashville.org

