WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 157717 DEEDWARR
11/08/2018 02:46:21 PM 2 pgs
Fees: $13.00 Taxes: $555.00

20181108-0110805

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF November,2018.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-25-2022

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 092
Waleed Khalaf 4121 Mirrasou Court Franklin TN 37067	Suntrust Bank 1001 Semmes Ave. RVW302 Richmond, VA 23224	GROUP 02 0 PARCEL 457.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Dale Hire, a married man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Waleed Khalaf and Nicole Khalaf, 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 Lot No. 111B on the Plan of Re-Division of Zone Lot Division, Lot No. 111, Block 6, Heffernon Place of record in Book 6900, page 916, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Eric Sox and George Brandt, a 1/2 undivided interest each by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee, dated August 14, 2017, recorded on August 16, 2017 of record in Instrument No. 20170816-0083950, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated August 16, 2017, recorded on August 16, 2017 of record in Instrument No. 20170816-0084020, said Register's Office, subject property was conveyed to Dale Hire.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 26-2-301, A,B AND D, or other similar statute therein.

This conveyance is made subject to the following:

1) 2019 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **2605 B Alameda Street, Nashville, Tennessee 37208.**

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 and official seal at office this 2nd day of November, 2018.

Dale Hire

Dale Hire

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Dale Hire, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of November, 2018.

NOTARY PUBLIC

My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Wilkins and Ivey, Attorneys
104 Woodmont Blvd. Ste. 100
Nashville, TN 37205

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027