# WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 159361 DEEDWARR
11/14/2018 10:18:30 AM 2 pgs
Fees: $13.00 Taxes: $629.00
20181114-0112154

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$169,999.00.**

Affiant

Subscribed and sworn to before me this 9th day of November, 2018.

Notary Public
My Commission expires: 8/1/22
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Amin Nabi | SAME | 133-01-0-176.00 |
| 9620 Concord Road | | |
| Brentwood, TN 37027 | | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Linda K. Coulter, unmarried,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Amin Nabi,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Land in Davidson County, Tennessee, being the easterly 50 feet of an unnumbered tract lying immediately west of and adjacent to Lot No. 15 on the Map of Radnor Terrace Subdivision, as of record in Book 421, Page 58, Register's Office for said County.**

**Said part of said unnumbered tract fronts 50 feet on the northerly side of Radnor Terrace and runs back between parallel lines along the westerly margin of said Lot No. 15, 192 feet to a dead line.**

**Being the same property conveyed to Linda K. Coulter, unmarried from Mary Margaret Cook , unmarried by Warranty Deed on July 26, 2007, of record in Instrument Number 20070730-0090153, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2019 and subsequent years, plus any penalties and interest which may accrue.

This is improved property known as: **430 McClellan Avenue, Nashville, TN 37211**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 this November 9, 2018.

Linda K. Coulter

**Linda K. Coulter**

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Linda K. Coulter,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 9, 2018

My commission expires 9/20/2022

Notary Public

CARL E DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration 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, Hal E. Wilson, III, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY