Book 36

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 168012 DEEDWARR
11/28/2018 02:43:03 PM 2 pgs
Fees: $13.00 Taxes: $665.63

20181128-0116141

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 179,900.00.

Angel Flores
Affiant

Subscribed and sworn to me on November 28, 2018.

Todd A. Bricker
NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 07, 2021

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32038

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Adnan Asad Baig Rahamat Bee Kadhar 309 Alice Avenue Nashville, TN 37211	SAME AS NEW OWNER	147-7-242-

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Angel Flores and wife, Angelica Jaramillo, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Adnan Asad Baig and Rahamat Bee Kadhar, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 7 on the Map showing Subdivision of Pritchett Land, of record in Plat Book 421, page 70, as revised by Resubdivision recorded in Plat Book 4460, page 131, Register's Office for Davidson County, Tennessee, (which relocates Alice Avenue) to which plat referenced is hereby made for a more complete description.

Being the same property conveyed to Angel Flores and wife, Angelica Jaramillo, by Warranty Deed from Macletus Y. Smith, unmarried, dated April 19, 2000 and recorded May 4, 2000, of record as Instrument No. 200005040045013, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2018 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Boundary Line Agreement of record in Book 11749, page 144, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 333 Alice Avenue, Nashville, TN 37211.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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/our hand(s) this 28th day of November, 2018.

Angel Flores

Angel Flores

Angelica Jaramillo

Angelica Jaramillo

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

On November 28, 2018, before me personally appeared Angel Flores and Angelica Jaramillo to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on November 28, 2018.

Todd A. Bricker

NOTARY PUBLIC

My Commission Expires:

