Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $155,000.00.

Affiant

File Number: 1811684

Karen Y Johnson Davidson County
Batch# 172614 DEEDWARR
12/11/2018 11:39:59 AM 2 pgs
Fees: $13.00 Taxes: $573.50
20181211-0120516

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Subscribed and sworn to before me, this 6th day of December, 2018.

Notary Public
My Commission Expires: 4/18/21

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Ali Mohamad	Ali Mohamad	
269 Ocala Dr.	6471 Holt Rd.	
Nashville, TN 37211	Nashville TN 37211	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Carey Arthur Lawler and wife, Mary Christine Lawler, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Ali Mohamad, a single man, and Amira Mohamad, a single woman, with rights of survivorship, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No 165 on the Plan of Fair Oaks Subdivision, Section 2, of record in Book 4460, page 52, Register's Office for said County, to which plan reference is here made for a more complete description.

Being the same property conveyed to Carey Arthur Lawler and wife, Mary Christine Lawler, by Warranty Deed from Wayne George Tanzer and wife, Ruth Ann Tanzer, June 9, 1978, of record in Book 5303, Page 862, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is ___improved ___unimproved property known as 269 Ocala Dr., 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 6th day of December, 2018.

Carey Arthur Lawler

Mary Christine Lawler

State of Tennessee
County of Knox

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Carey Arthur Lawler and Mary Christine Lawler with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Knoxville, TN, this 6th day of December, 2018.

CHRISTINA L. JACKSON STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

Notary Public at Large
My Commission Expires: 3-31-2021