Karen Y Johnson Davidson County
Batch# 178922 DEEDWARR
12/31/2018 08:38:30 AM 3 pgs
Fees: $18.00 Taxes: $601.25
20181231-0125959

WARRANTY DEED

18-CD-681

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

GAIL HUDSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-20-2019

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 18-CD-681

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Mekonnen A. Mohammed	Mekonnen A. Mohammed	149 04 0 176.00
(NAME)	(NAME)	
2635 Willowbranch Drive	2635 Willowbranch Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Sixty-Two Thousand Five Hundred And No/100 Dollars ($162,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MEKEY ADEM, UNMARRIED AND SAID MOHAMMED, MARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MEKONNEN A. MOHAMMED, A SINGLE MAN, 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:

Real Estate located in Davidson County, Tennessee, described a follows:

Being Lot No. 529, Section Seven, Edge-O-Lake Estates, as shown on plat of record in Plat Book 3700, page 79, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mekey Adem, unmarried and Said Mohammed, married, by Warranty Deed, from Nancy J. Lasley and Bedford Wallace Lasley, Jr., for a consideration value of $170,000.00, dated March 17, 2017, recorded March 29, 2017, of record in Instrument No. 20170329-0030640, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Bedford W. Lasley and Nancy J. Lasley, husband and wife, and Bedford Wallace Lasley, Jr., by Special Warranty Deed, from Wells Fargo, N.A. as trustee, on behalf of the holders of the Asset Backed Security Corporation Home Equity Loan Trust, Series AMQ 2007-HE2 Asset Backed Pass-Through Certificates, Series AMQ 2007-HE2, for a consideration value of $104,000.00, dated June 15, 2009, recorded July 9, 2009, of record in Instrument No. 20090709-0064094, Register's Office for Davidson County, Tennessee. The said Bedford W. Lasley having since died vesting his interest in the subject property in Nancy J. Lasley, as surviving spouse.

unimproved ☐
This is improved ☒ property, known as 2635 Willowbranch Drive, Nashville, TN 37217
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

The above property has never been the marital residence of the Grantor.

Witness our hands this 28th day of December, 2018.

Mekey Adem

Said Mohammed

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of December, 2018, before me personally appeared Mekey Adem and Said Mohammed to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Williamson County, Tennessee this 28th day of December, 2018.

Commission Expires: _____

Notary Public

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-20-2019

True Copy Certification

I, **Susan Jackson**, 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.

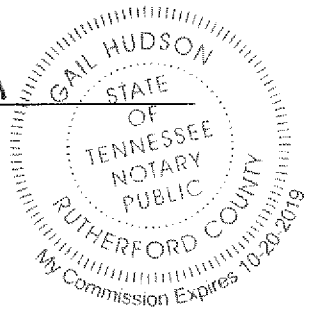
Signature

State of Tennessee

County of Williamson

Personally appeared before me, **Gail Hudson**, a notary public for this county and state, **Susan Jackson** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature



My Commission Expires: _____

Notary' Seal (if on paper)