WARRANTY DEED

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

J-WM-18-661-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mohammed Naser	**New Owner**	
(NAME) **710 West Old Hickory Blvd.**	Karen Y Johnson Davidson County Batch# 180063 **DEEDWARR** 01/03/2019 10:27:47 AM 2 pgs Fees: $13.00 Taxes: $388.50 20190103-0000650	**059-15-0-016.00**
(ADDRESS) **Madison, TN 37115**		
(CITY) (STATE) (ZIP)	(CI...	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WMMC CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MOHAMMED NASER, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lots 1, 2, 3, and 4 on the Map of the Subdivision of Andrew J. Summitt Farm, not of record, and being more particularly described as follows:

Beginning at a point in the South margin of Mooreman's Arm Road at the Northwest corner of the property of Hugh Manning Gambill; thence along Gambill's West line, South 25 degrees East, along a fence, 200.4 feet; thence South 64 degrees West, 326 feet to a point, the Southwest corner of Lot No. 4, in the East line of a 50-foot roadway reserved in the deed of record in Book 1489, page 65, Register's Office for Davidson County, Tennessee; thence along said Roadway, North 26 degrees West, 200 feet to a point in the Southerly margin of Mooreman's Arm Road; thence with the margin of the same, North 64 degrees East, 400 feet to the point of beginning.

Being the same property conveyed to WMMC Construction, LLC, a Tennessee limited liability company by Warranty deed from David Sherrill, a Married man of record in Instrument No. 20171010-0103647 Register's Office for Davidson County, Tennessee, dated October 4, 2017 and recorded on October 10, 2017.

This conveyance is subject to:
- Taxes for the year 2019, a lien due and payable, but not delinquent.
- Charter Amendment on F & S Properties, Inc of record in Book 8069, Page 658, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 1489, Page 65, Book 9487, Page 972, Book 10327, Page 538, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20171010-0103647 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Encroachments, overlaps, boundary line disputes, and any matters which would be disclosed by an accurate survey and inspection of the land.
- ROW Moormans Arm Road
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **661 Moormans Arm Rd., Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 27th DAY OF DECEMBER, 2018.

WMMC Construction, LLC, A Tennessee Limited Liability Company

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of WMMC CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th of December, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212