Karen Johnson Davidson County
Batch# 269623 DEEDWARR
08/12/2019 08:38:13 AM . 2 pgs
Fees: $13.00 Taxes: $647.13

20190812-0079761

RECORD AND RETURN TO;
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 POINT EAST DRIVE
NASHVILLE, TENNESSEE 37216
FILE NO. 1507

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

MARKA L. NETTLE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$174,899.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 12/22/2021

THIS INSTRUMENT WAS PREPARED BY
TITLE PROFESSIONALS OF TENNESSEE, LLC, 101 Point East Drive, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
CHRISTINA IBRAHIM	**U.S. Bank National Association**	**163-02-0C-306.00 CO**
1382 Rural Hill Road, Unit #306	**4801 Frederica Street**	
Antioch, TN 37013	**Owensboro, KY 42301**	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **RED GROUP LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTINA IBRAHIM, a single woman**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 306 of Autumn Ridge Townhomes, as shown on the Master Deed of record in Instrument No. 20060404-0038533, amended in Instrument No. 20060419-0045063, Instrument No. 20061115-0141803 and Instrument No. 20080108-0002295, and corrected by Scrivener's Affidavit of record as Instrument No. 20110609-0044167, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING PART of the same property conveyed to Red Group LLC by Warranty Deed from Ashraf W. Mannan and Mecheal A. Faltas, dated 4/10/18 and recorded 4/11/18 in Instrument No. 20180411-0034152; and being part of the same property previously conveyed to Ashraf W. Mannan and Mecheal A. Faltas by Special Warranty Deed from AR Phase II, LLC, dated 5/8/15 and recorded 5/13/15 in Instrument No. 20150513-0043661, Register's Office for Davidson County, Tennessee.

This is improved property known as 1382 Rural Hill Road, Unit #306, Antioch, TN 37013

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 aid 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.

Witness its hand this 2nd day of August, 2019

RED GROUP LLC, a Tennessee limited liability company

By: _____
ROBIN YORK, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid, personally appeared ROBIN YORK, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to the Chief Manager of the RED GROUP LLC, a Tennessee limited liability company, a corporation, and that he as such Chief Manager, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Chief Manager.

WITNESS my hand and official seal at Nashville, Tennessee on this 2nd day of August, 2019.

_____
Notary Public

My Commission Expires: 12/22/2021

