Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
14229

# WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,900.00

Mamoon Abdullah
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27TH DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Mamoon Abdullah | SWBC Mortgage | 175 06 0A 113.00 |
| (NAME) | (NAME) | |
| 5127 Preserve Blvd. | 9311 San Pedro #100 | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | San Antonio, TX 78216 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Williams E. Adams, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mamoon Abdullah, unmarried 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:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Final Plat, Phase One, Section Two, The Preserve at Old Hickory, "Cluster Lot Subdivision" of record in Plat at Instrument No. 20061031-0135248, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William E. Adams, an unmarried man by Warranty Deed from Amy Byrd Harris, an unmarried woman dated July 27, 2017 and recorded July 28, 2017 as Instrument No. 20170728-0076666, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5127 Preserve Blvd., Antioch, TN 37013

Karen Johnson Davidson County
Batch# 293025 **DEEDWARR**
09/30/2019 10:51:38 AM 2 pgs
Fees: $13.00 Taxes: $994.93

20190930-0099135

File Number: GRN-1909692SSO

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.

Witness our hands this 27th day of September, 2019

William E. Adams

Williams E. Adams

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Williams E. Adams, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of September, 2019.

Notary Public

My Commission Expires: 07/09/2022

(SEAL)




File Number: GRN-1909692SSO