WARRANTY DEED

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

J-RR-19-1287

Karen Johnson Davidson County
Batch# 297226 DEEDWARR
10/07/2019 11:24:30 AM 2 pgs
Fees: $13.00 Taxes: $666.00

20191007-0102475

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:	
Habiba Ahmed	New Owner	
(NAME)	(NAME)	134-2-7.00
1241 Massman Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **THE DORIS T. RUTLEDGE FAMILY PARTNERSHIP, L.P.**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HABIBA AHMED, MARRIED**, 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 Lot No. 2 on the Map of Airport Acres, not of record, described according to a survey made by Pete Meyer, Surveyor, February 6, 1946, as follows:

Beginning on the southerly margin of Currey Road, at the northeast corner of the property conveyed to Claude L. Richardson and wife, by deed from Charles P. Wilson, Jr., et al, of record in Book 1515, Page 184, Register's Office for said County; thence with the southerly margin of said Road, South 80 degrees 30' east 100 feet to the corner of Lot Nos. 2 and 3; thence with the line between said two lots, southwardly 1289.2 feet; thence westerly 128 feet; thence northwardly 433.1 feet to the southwest corner of Lot No. 1; thence with the southerly line of Lot No. 1 eastwardly 54 feet; thence with the line between Lot Nos. 1 and 2, northwardly 856 feet to the beginning.

Being the same property conveyed to The Doris T. Rutledge Family Partnership, L.P. by Corrective Quitclaim Deed as of record in Instrument No. 20191007-0102474, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Anna Doris Tucker Rutledge Family Partnership, L.P. by Quitclaim Deed from Doris Tucker Rutledge, recorded October 23, 1997 in Book 10655, Page 714, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John A. Rutledge and wife, Doris Tucker Rutledge by Warranty Deed from Douglas E. Grubbs and wife, Virginia B. Grubbs, recorded September 28, 1950 in Book 1882, Page 635, Register's Office for Davidson County, Tennessee. The said John A. Rutledge having since died. See Affidavit of Heirship recorded June 19, 1990 in Book 8134, Page 430, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to 2019 property taxes and all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1287 Currey Road, Nashville, Tennessee 37217**.

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 30th DAY OF SEPTEMBER, 2019.

The Doris T. Rutledge Family Partnership, L.P.

BY: Ann Rutledge Womack
Ann Rutledge Womack
Successor General Partner

STATE OF TN
COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ann Rutledge Womack, signing for The Doris T. Rutledge Family Partnership, L.P., to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Successor General Partner of The Doris T. Rutledge Family Partnership, L.P., the within named bargainor, a partnership, and that he/she as such Successor General Partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of September, 2019.

Vashtee Honore
Notary Public

My Commission Expires: 9/22/2022

VASHTEE HONORE
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

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