WARRANTY DEED

Karen Johnson Davidson County
Batch# 303206 DEEDWARR
10/21/2019 01:17:30 PM 3 pgs
Fees: $18.00 Taxes: $592.00
20191021-0107652

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17TH DAY OF October, 2019.

Notary Public

MY COMMISSION EXPIRES: 10/2/23

(AFFIX SEAL)

VENIKKA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Yonas Altimimi	SEND TAX BILLS TO: Yonas Altimimi	MAP-PARCEL NUMBERS
(NAME) 50 East Thompson Lane	(NAME) 50 East Thompson Lane	11911012200
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **James Ray Hooper, a single man**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Yonas Altimimi, A married man,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 110 on the Map of Mashburn Heights, of record in Book 1835, Page 1, Register's Office for said County. Said lot fronts 88.1 feet on the northwesterly side of Thompson Lane and extends back 225 feet on the southwesterly line and 276.8 feet on the easterly line, to a dead line on which it measures 220.5 feet.

INCLUDED but excluded herefrom is the following described property:

BEGINNING at a point in the northwesterly right-of-way line of Thompson Lane, said point being the southeast corner of Lot No. 110; thence northerly 30 feet to a point in the easterly margin of the G. B. Gray's driveway; thence westerly crossing said driveway 12 feet to a point in the west margin of said driveway; thence southerly 30 feet to a point in the northwesterly right-of-way line of Thompson Lane; thence eastwardly along the northwesterly right-of-way line of Thompson Lane; 28 feet to the point of beginning and containing 600 square feet.

FOR INFORMATION PURPOSES ONLY: 54 East Thompson Lane, Nashville, TN 37211

Being the same property conveyed to James Ray Hooper by virtue of that certain Deed dated February 27, 1972, and being of record at Book 4605, Page 5 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Book 6367, Page 116 and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 54 East Thompson Lane Nashville, TN 37211
(House Number) (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.

Witness my hand this 18th day of October, 2019.

James Ray Hooper

STATE OF TN
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **James Ray Hooper** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of October, 2019.

Notary Public

My Commission Expires: 10/2/23

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Venikkia Branch, 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 Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21