WARRANTY DEED

Karen Johnson Davidson County
Batch# 306667 DEEDWARR
10/28/2019 08:55:55 AM 2 pgs
Fees: $13.00 Taxes: $1,505.90

20191028-0110002

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $407,000.00.

Austen Hall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/31/20
(AFFIX SEAL)

RUTHERFORD COUNTY NOTARY PUBLIC STATE OF TENNESSEE TOM A COX

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-101732

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Brittany A. Howell and Tyler H. Howell	Brittany A. Howell Tyler H. Howell	
(NAME) 805 Century Oak Ct	(NAME) 805 Century Oak Ct.	180-04-0A-026.00-CO
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Seven Thousand And No/100 Dollars ($407,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, REBAR ABDULLA AND WIFE, MUHABAT TAYIP, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BRITTANY A. HOWELL AND TYLER H. HOWELL, WIFE AND HUSBAND, 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. 150, on the Plan of Section One, Highland Creek, of record in Book 9700, Pages 959 and 960, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rebar Abdulla and wife, Mohabat Tayip by deed from Alexander Ness, dated July 6, 2007, recorded July 10, 2007, of record in Instrument No. 20070710-0082089, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 805 Century Oak Ct, Nashville, TN 37211
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Rebar Abdulla and wife, Muhabat Tayip this 25th day of October, 2019.

Rebar Abdulla
Rebar Abdulla

Muhabat Tayip
Muhabat Tayip

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 25th day of October, 2019, before me personally appeared Rebar Abdulla and Muhabat Tayip, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th day of October, 2019.

Jon Perry
Notary Public

My Commission Expires: 9-27-23

(SEAL)

Jon Perry
State of Tennessee Notary Public
Williamson County