WARRANTY DEED

Karen Johnson Davidson County
Batch# 338466 DEEDWARR
01/03/2020 10:43:40 AM 2 pgs
Fees: $13.00 Taxes: $1,006.40

20200103-0000880

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $272,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 05/23/2023
(AFFIX SEAL)

PATRICIA A. MILLER NOTARY STATE OF TENNESSEE PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Toro Title, LLC, 933 E. Trinity Lane, Nashville, TN 37207

File No.: 19-0084

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Fatuma Abdisalam and Amina Nour	UIF Corporation	136-05-0A-039.00 CO
(NAME)	(NAME)	
208 Cates Place	29777 Telegraph Rd. Suite 3590	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Southfield, MI 48034	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Seventy-Two Thousand And No/100 Dollars ($272,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BRAD SMOTHERMAN, MARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Fatuma Abdisalam, unmarried woman, and Amina Nour, a unmarried woman,

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 135 on the Plan of BAYVIEW ESTATES, PHASE ONE, FIRST REVISION, of record in Book 9700, Page 920, said Register's Office, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Brad Smotherman by Warranty Deed from Christopher E. Woods, unmarried in an instrument dated May 4, 2019 and recorded May 10, 2019 in Instrument No. 20190510-0044016, Register's Office of Davidson County, Tennessee.

This is improved property, known as 208 Cates Place, Nashville, TN 37217

(House No.)(Street) (P.O. Address)(City or Town) (Postal Zip)

This conveyance is subject to:

- Taxes for 2020 and subsequent years, liens not yet due and payable.
- Declaration of Covenants, Cinditions and Restrictions for Bayview, Section One, as filed for record in Record Book 10323, Page 55, Register's Office for Davidson County, Tennessee, and subsequent amendments.
- Any and all restrictions and easements of record not stated herein.

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.

Casey Smotherman, the wife of Brad Smotherman, joins in this instrument for the purpose of conveying any and all rights she may have in and to said property, marital or otherwise, to the GRANTEES.

Witness our hands this 27th day of December, 2019.

Brad Smotherman

STATE OF TENNESSEE
COUNTY OF Davidson

On this 27th day of December, 2019, before me personally appeared Brad Smotherman known to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.Sworn to and subscribed before me this the 27th day of December, 2019.

Taylor Anderson My Commission Expires: 07-03-2023

NOTARY PUBLIC

TAYLOR ANDERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 3, 2023

Casey Smotherman

STATE OF TENNESSEE
COUNTY OF Davidson

On this 27th day of December, 2019, before me personally appeared Casey Smotherman known to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.Sworn to and subscribed before me this the 27th day of December, 2019.

Taylor Anderson My Commission Expires: 07-03-2023

NOTARY PUBLIC

TAYLOR ANDERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 3, 2023

Record & Return To:
Watauga Title of Rutherford Co., LLC
230 Glenis Dr., Suite 304
Murfreesboro, TN 37129