WARRANTY DEED

Karen Johnson Davidson County
Batch# 350314 DEEDWARR
01/29/2020 02:58:16 PM 2 pgs
Fees: $13.00 Taxes: $275.65

20200129-0010743

J-BM-19-720

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 4/6/20

(AFFIX SEAL)

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:	MAP / PARCEL NUMBER (S)
Jihan Abdulla and Muslim Hassan	**New Owner**	
(NAME)	(NAME)	**187-00-0-061.00**
7124 Legacy Dr.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **MARTIN E. HATCHER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JIHAN ABDULLA AND HUSBAND, MUSLIM HASSAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **WILLIAMSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 7, on the subdivision of a portion of the Charles C. Bonds and wife's property as of record in Book 4694, Page 15, Register's Office of Davidson County, Tennessee, and described according to survey made by McConnell Engineering, dated April 15, 1978, as follows:

Beginning at a point in the northerly margin of Battle Road, said point being the southeast corner of Lot 6 of said Subdivision; thence North 11 degrees 51' 07" East, 330.73 feet to a point; thence North 05 degrees 00' West, 244.00 feet to a point, the southwest corner of Lot 10 of said subdivision; thence North 73 degrees 15' 51" East, 213.83 feet to a point, said point being the northwest corner of Lot No. 8 of said subdivision; thence South 02 degrees 14' 21" East, 618.02 feet to a point in the northerly margin of Battle Road, said point begin the southwest corner of Lot 8 of said subdivision; thence Westerly along the northerly margin of Battle Road, South 87 degrees 45' 39" West, 275.79 feet to the point of beginning.

Being the same property conveyed to Martin E. Hatcher by Warranty deed from Robert D. Lamberth and wife, Sue W. Lamberth of record in Book 5706, page 655, Register's Office for Davidson County, Tennessee, dated January 30, 1981 and recorded on February 3, 1981.

**Said property is not the principal residence of the Grantor.

This conveyance is subject to:
- Taxes for the year 2020, a lien due and payable, but not delinquent.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **720 Battle Road, Nolensville, Tennessee 37135**.

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 27th DAY OF JANUARY, 2020.

Martin E. Hatcher

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARTIN E. HATCHER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of January, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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