Karen Johnson Davidson County
Batch# 359671 DEEDWARR
02/18/2020 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $993.08
20200218-0018021

WARRANTY DEED

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of February, 2020

Notary Public

MY COMMISSION EXPIRES: 12-18-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dwandra Whitehead	Wells Fargo	135-16-0A-106.00.
(NAME)	2701 Wells Fargo Way (NAME)	
2520 Ravine Drive	MAC X9999-01H	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Minneapolis MN 55467	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Wassem Raouf Abdelshahed,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Dwandra Whitehead,** an unmarried person, 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:

Situated in Davidson County, Tennessee: Being Lot No. 65 on the Plan of Subdivision for Tracts 8, 9 & 10 of Nashboro Village of record in Book 5200, Pages 186, 187, 188 and 189, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to WASSEM RAOUF ABDELSHAHED from Brock & Scott, PLLC, Patrick Taggart, Substitute Trustee, by Substitute Trustee's Deed on September 9, 2019, of record in Instrument Number 2020016-0005691, Register's Office for Davidson County, Tennessee.

Subject to all matters on Plan of record in Book 5200, Pages 186, 187, 188 and 189, Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions, setback lines, if any, and all easements for public utilities.

unimproved ☐

This is improved ☑ property, known as 2520 Ravine Drive, Nashville, TN 37217
(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/our hands this 18th day of February, 2020.

Wassem Raouf Abdelshahed

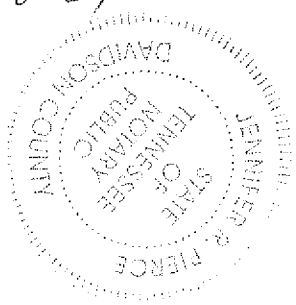
State of Tennessee
County of Davidson

Personally appeared before me Wassem Raouf Abdelshahed, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of February, 2020.

Notary Public
My Commission Expires: 11-8-21

File No.: 202001040



COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY