WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $296,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF AUGUST, 2004.

Notary Public

MY COMMISSION EXPIRES: 11/27/04

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

D-0417

Davidson County DEEDWARR
Recvd: 08/26/04 14:32 2pgs
Fees:13.00 Taxes:1095.20
20040826-0103530

D-0417

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paschal M. O'Dwyer	American Home Mortgage Acceptance, Inc.	141-14-0-A-022.00CO
(NAME)	(NAME)	
7609 Hansrote Court	538 Broadhollow Road	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Melville, NY 11747	
(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, WE, Abdurrehman Ahmed Hamid and wife, Diar Hessin, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Pascal M. O'Dwyer and wife, Tracie O'Dwyer, 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. 22 on the Revised Plan of Hanover Park of Sheffield, a planned unit development, of record in book 9700, Pages 154, 155 and 156, 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 Qumri Hamid by Warranty Deed from Martin E. Wesemann and Natalie D. Wesemann, husband and wife, dated May 22, 2000 of record in Instrument No. 20000607-0056732, Register's Office for Davidson County, Tennessee. Said property further conveyed to Abdurrehman Ahmed Hamid by Quitclaim Deed from Qumri Ahmed Hamid (one and the same as Qumri Hamid), dated November 3, 2003, of record In Instrument No. 20031110-0164435.

Diar Hessin joins in this instrument to convey any marital interest she may have in the subject property.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 7609 Hansrote Court, Nashville, TN 37221
(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 6th day of August, 2004.

Abdurrehman Ahmed Hamid

Diar Hessin

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee this 6th day of August, 2004.

Commission expires: 11/27/04

Notary Public

DANA DELWORTH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027