 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF ~~WILLIAMSON~~** Davidson The actual consideration or value, whichever is greater, for this transfer is $205,500.00 Affiant Subscribed and sworn to before me, this 26th day of November, 2007. Notary Public Expiration of commission. 72509

BOX 13
 # 13867

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 12/03/07 13:35 2 pgs
Fees:13.00 Taxes:760.35
20071203-0139818

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Gohdar E. Abdulkadir	U.S Bank NA	**Map 172-12-O-B-079.00CO**
1209 Crestfield Drive	4801 Frederica St.	
Nashville, TN 37211	Owensboro, KY 42301	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

Matthew Simpson and wife, Jennifer W. Simpson

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

Gohdar E. Abdulkadir and wife, Nehayet Abdulkader

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. 384, on the Plan of Section Six, Bradford Hills, of record in Plat book 7900, page 290, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Matthew Simpson and wife, Jennifer W. Simpson, by Warranty Deed, from Michael Bowman and wife, Tracey Bowman, of record in Instrument No. 20030929-0143359, Dated September 25, 2003, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 7900, page 290, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 8374, page 591, Register's Office for DAVIDSON County, Tennessee.
Charter for Home Owners Association of record in Book 8071, page 520, Register's Office for DAVIDSON County, Tennessee.
Quitclaim Deed for common areas to HOA of record in Book 9779, page 672, Register's Office for DAVIDSON County, Tennessee.
Easement to Metropolitan Government of record in Book 8377, page 769, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement to Metropolitan Government of record in Book 7690, page 260, Register's Office for DAVIDSON County, Tennessee.
Agreement to Southern Bell of record in Book 1113, page 606 and Book 1318, page 441, Register's Office for DAVIDSON County, Tennessee.
By Laws of record in Book 8071, page 531, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to HOA dues - if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1209 Crestfield Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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 26th day of November, 2007.

Matthew Simpson

Jennifer W. Simpson

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Matthew Simpson and wife, Jennifer W. Simpson , the within named sellers, with whom I am personally acquainted (or proved to me their identity 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, at office, this 26th day of November, 2007.

Notary Public

My Commission Expires: 9/16/09

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: **07827-CD**
RECORD & RETURN TO:

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