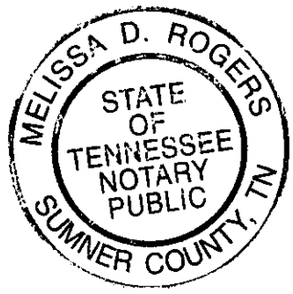
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Connie L. Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of December, 2008.

Melissa D. Rogers
Notary Public

MY COMMISSION EXPIRES: March 24, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nezir Serif Abdullah	Nezir Serif Abdullah	18305A01200CO
(NAME)	(NAME)	
3509 Pinwheel Dr.	3509 Pinwheel Dr.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20082097

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Jafar Barwari**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Nezir Serif Abdullah**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 12 on the plan of October Woods, Phase One, Section Two, of record in Plat Book 7900, page 909, and amended in Book 9700, pages 54-55, Register's Office for said County, to which plan reference is here made for a more complete description.

BEING all of the same property conveyed to Jafar Barwari by Warranty Deed from David M. Thomson and wife, Gretchen D. Thomson dated July 14, 2006 and filed of record in Instrument 20060720-0087946, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions of record in Book 9840, page 276, and the By-Laws appended thereto, of record in Book 9840, Page 267, the Easement of record in Book 8443, page 75, Agreement in Book 9771, page 560 and Book 10010, page 50, Charter in Book 9840, page 259, and restrictions of record in Book 5047, page 661, and Book 5047, page 665, all in the said Register's Office for said County, and to all matters set out on the aforesaid subdivision plat.

unimproved ☐

This is improved ☒ property, known as 3509 Pinwheel Dr., Antioch, TN 37013

(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 GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Davidson County DEEDWARR
Recvd: 01/05/09 11:25 2 pgs
Fees:13.00 Taxes:647.50
20090105-0000659

Witness my hand this 31st day of December, 2008.

Jafar Barwari

Najibe Shaban

STATE OF TENNESSEE

COUNTY OF SUMNER

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

* and wife Najibe Shaban

Witness my hand and official seal this 31st day of December, 2008.

Commission expires: March 24, 2009

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN

Melissa D. Rogers Notary Public