This Instrument Prepared By:

**Rebecca T. Garland, Attorney**
**155 Franklin Road, Suite 120**
**Brentwood, Tennessee 37027**

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

**ADDRESS NEW OWNER:**
**Charles K. Galiwango**
2529 Shays Ln
Brentwood, TN 37027

**SEND TAX BILL TO:**
**Owner**

**MORTGAGEE:**
**Renasant Bank**
**4422 Lebanon Road**
**Hermitage, TN 37076**

BILL GARRETT, Davidson County
Trans:T20100019292 DEEDWARR
Recvd: 04/05/10 09:10 3 pgs
Fees:18.00 Taxes:444.00
20100405-0024766

**MAP** 135-16
**GROUP**
**PARCEL** 28

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Abdullahi O. Yussuf and Fardosa O. Yussuf, both single persons,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Charles K. Galiwango**, hereinafter called the GRANTEE, his 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. 587 on the Plan of Edge-O-Lake Estates, Section XIII, of record in Plat Book 4175, page 33, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Abdullahi O. Yussuf and Fardosa O. Yussuf, both single persons by deed dated from Patricia I. Stone dated August 16, 2002 of record in Instrument no. 20020905-0107796, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2010 and subsequent years.

This is **improved** property known as **217 Sailboat Drive, Nashville, Tennessee 37217.**

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 heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 our hands this the **30th** day of **March, 2010.**

Abdullah Yussuf

**Abdullahi O. Yussuf**

Fardosa

**Fardosa O. Yussuf**

STATE OF
COUNTY OF

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Abdullahi O. Yussuf and Fardosa O. Yussuf, both single persons**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of March, 2010.

NOTARY PUBLIC

My Commission Expires: Jan 31st 2014.

FADUMO M YUSUF
Notary Public
Minnesota
My Comm. Expires
Jan 31, 2014

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $120,000.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of March, 2010.

NOTARY PUBLIC

My Commission Expires: Jan 31st 2014