File No. 210070462

WARRANTY DEED

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

BILL GARRETT, Davidson County
Trans:T20100053375 DEEDWARR
Recvd: 08/27/10 08:47 2 pgs
Fees:13.00 Taxes:688.20

20100827-0067816

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF AUGUST, 2010..

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THOMAS J. BOTTORFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
REBER HASSAN & KASAR S. ABDULLA		172-12-O-B-43.00
(NAME)	(NAME)	
1116 Crestfield Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Steven B. Deaton, Jr. and wife, Deborah Deaton, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Reber Hassan and wife, Kasar S. Abdulla, hereinafter called the grantee(s), 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 all of Lot No. 440, on the Plan of Bradford Hills, Section Three, of record in Plat Book 7900, Page 239, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to STEVEN B. DEATON, JR. AND WIFE, DEBORAH DEATON by Deed from J D. BLACKBURN AND WIFE, LIANA F. BLACKBURN, dated 04/29/2003 and filed for record on 06/03/2003 in Instrument No. 20030603-0075021, Register's Office for DAVIDSON County, Tennessee.

All matters as set forth per Plat Book 7900, Page 6, Plat Book 7900, Page 110, Plat Book 7900, Page 239, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Book 8069, Page 170, and amended in Book 8267, Page 616, said Register's Office.

By-Laws of record in Book 8071, Page 531, said Register's Office.

Clearance Permit of record in Book 1113, Page 606, and Book 1318, Page 441, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Book 7690, Page 260, said Register's Office.

Deed of Conveyance of record in Book 8377, Page 764, Book 8377, Page 769, Book 8377, Page 808, and Book 8377, Page 972, said Register's Office.

County of DAVIDSON taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1116 Crestfield Drive, Nashville, TN 37211
(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(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 20th day of August, 2010.

Steven B. Deaton, Jr.

Deborah Deaton

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Steven B. Deaton, Jr. and Deborah Deaton, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 20th day of August, 2010.

Commission expires: 11-10-13

Notary Public

File Number: 210070462

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027

THOMAS SIDWELL
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY