Davidson County DEEDWARR
Recvd: 10/21/10 14:51 4 pgs
Fees:23.00 Taxes:657.68
20101021-0084531

WARRANTY DEED

THIS INDENTURE, made and entered into this 30th day of September, 2010, by and between **BRIAN E. MOORE and NIKOLE Y. MOORE**, party of the first part, and **ABDULLAHI M. HASSAN AND SAHRA HASSAN, HUSBAND AND WIFE**, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the City of ANTIOCH, County of DAVIDSON, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 69 on the Plan of Section Four, Cambridge Forest, of record in Instrument 20000918-0092192, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Brian E. Moore and Nikole Y. Moore by Deed from Bank of New York Trust Company, N.A., successor to JPMorgan Chase Bank as Trustee, of record in Instrument 20070530-0063853 and filed for record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever. And the said party of the first part does hereby covenant with the said party of the second part that she is lawfully seized in fee of the aforedescribed real estate; that she has a good right to sell and convey the same; that the same is unencumbered, except for City of ANTIOCH and County of DAVIDSON realty taxes for the year 2011, and subdivision restrictions, building lines and easements of record in Plat Book **, Page _____, in the said Register's Office; and that the title and quiet possession thereto she will warrant and forever defend against the lawful claims of all persons.

** Instrument No. 20000918-0092192

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

BRIAN E. MOORE

NIKOLE Y. MOORE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE ME, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **BRIAN E. MOORE**, to me known to be the persons described in, and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed and for the purposes therein contained.

WITNESS my hand and Notarial Seal at Office this 30 day of April, 2010.

Pamela Jean Caragianis
Notary Public

PAMELA JEAN CARAGIANIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

My commission expires: 1-6-2014

STATE OF Tennessee
COUNTY OF Davidson

BEFORE ME, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **NIKOLE Y. MOORE**, to me known to be the persons described in, and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed and for the purposes therein contained.

WITNESS my hand and Notarial Seal at Office this 30 day of April, 2010.

Pamela Jean Caragianis
Notary Public

PAMELA JEAN CARAGIANIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

My commission expires: 1-6-2014

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $ 177,750.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 30 day of September, 2016.

Michelle Lee Reynolds
Notary Public

My commission expires: June 20, 2011

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Property Address: **2720 WELSHCREST DRIVE, ANTIOCH, TN 37013-1922**

Tax Parcel Number: 149150A20900CO

Name and address of property owner, and mail tax bills to: Mail Tax Bills To:

Abdullahi and Sahra Hassan
2720 Welchcrest Drive
Antioch, TN 37013

First Residential Mortgage Network
9721 Ormsby Station Road, Ste 107
Louisville, KY 40223

This instrument was prepared by, and after recording, return to:

Stewart Title COmpany
1604 Westgate Circle, Ste 3
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)

Notary Public

My Commission Expires: June 20, 2011

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