WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of August, 2011

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TABATHA EDWARDS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

MY COMMISSION EXPIRES November 7, 2011

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shivan S. Suleiman	Republic State Mortgage Co., ISAOA	14604003100
(NAME)	(NAME)	
721 Harding Place	2715 Bissonet Suite 102	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Houston, TX, 77005	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Ibrahim Suleiman and Lahijan Salie**, husband and wife hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Shivan S. Suleiman**, an unmarried man 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. 707 on the Plan of Caldwell Hall, Section X, of record in Plat Book 3106, page 79, Register's Office for said County, to which reference is hereby made for a more complete description.

Included in this description but excluded from this conveyance is that portion of same, consisting of 390 square feet, more or less, conveyed to the State of Tennessee by deed from Bob Khan and wife, Wasima Khan, dated March 26, 1999, of record in Book 11419, page 458, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Ibrahim Suleiman and wife, Lahijan Salie, by Warranty Deed from Bob Khan fka Mohammad Khan and wife, Wasima Khan, dated February 28, 2007 of record in Instrument Number 20070312-0030008, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 721 Harding Place, Nashville, TN 37211

BILL GARRETT, Davidson County
Trans:T20110051189 DEEDWARR
Recvd: 08/19/11 11:26 2 pgs
Fees:13.00 Taxes:823.25
20110819-0064292

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 Grantees, 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 our hands this **12th** day of **August, 2011**

Ibrahim Suleiman

Lahijan Salie

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Ibrahim Suleiman and Lahijan Salie**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **12th** day of **August, 2011**

Notary Public

My commission expires: _____

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
November 7, 2011