BILL GARRETT, Davidson County
Trans:T20120054986 DEEDWARR
Recvd: 07/26/12 13:42 2 pgs
Fees:13.00 Taxes:617.90

20120726-0065845

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00

CP Mordman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JULY, 2012.

Amanda Vaughn
Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

AMANDA VAUGHN
State of Tennessee
Notary Public
DAVIDSON COUNTY

File No.: ALW-12-1104

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AH4R-TN3, LLC	NEW OWNER	174-1-A-132.00 CO
(NAME)	(NAME)	
22917 Pacific Coast HWY, Ste. 300		
(ADDRESS)	(ADDRESS)	
Malibu, CA 90265		
(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, I/WE, **TAHA MUHAMMAD, A MARRIED MAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **AH4R-TN3, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns, that 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. 116, RIVENDELL WOODS SUBDIVISION, PHASE 2, SECTION 1, as shown on plat of record in Instrument Number 20100525-0040359, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Taha Muhammad, a married person by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, dated April 7, 2011, of record in Instrument Number 20110415-0029406, in the Register's Office of Davidson County, Tennessee. Malika Khaled Muhammad joins in the execution of this instrument for the purpose of conveying any/all interest she may have in subject property by virtue of her marriage to Taha Muhammad.

This instrument executed on behalf of Taha Muhammad by his Attorney in Fact, Cameron Murad, pursuant to Power of Attorney recorded simultaneously herewith in Instrument Number 20120726 0065843, in the Register's Office of Davidson County, Tennessee.

This instrument executed on behalf of Malika Khaled Muhammad by her Attorney in Fact, Cameron Murad, pursuant to Power of Attorney recorded simultaneously herewith in Instrument Number 20120726 0065844, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1104 Silvermoon Drive, Antioch, TN 37013

(House Number) (Street) (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 GRANTEES, 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 hand this 20th day of July, 2012.

Taha Muhammad by Cameron Murad, Attorney in Fact
Taha Muhammad
by Cameron Murad, Attorney in Fact

Malika K. Muhammad by Cameron Murad, Attorney in Fact.
Malika Khaled Muhammad
by Cameron Murad, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 20th day of July, 2012, before me personally appeared Cameron Murad to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Taha Muhammad and who acknowledged he executed the same as the free act and deed of the said Taha Muhammad.

Witness my hand and official seal, this the 20th day of July, 2012.

Notary Public
My Commission Expires: 9/3/12

ADAM G. LaFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

On this the 20th day of July, 2012, before me personally appeared Cameron Murad to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Malika Khaled Muhammad and who acknowledged he executed the same as the free act and deed of the said Malika Khaled Muhammad.

Witness my hand and official seal, this the 20th day of July, 2012.

Notary Public
My Commission Expires: 9/3/12

ADAM G. LaFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.