# WARRANTY DEED

AE12-0113

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,500.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF December, 2012.

Notary Public

MY COMMISSION EXPIRES: 10.11.15
(AFFIX SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Elam's Housing Rentals, LLC | Elam's Housing Rentals, LLC | |
| 113-115 Vickey Ct. | (NAME) 113-115 Vickey Ct. | |
| (ADDRESS) Nashville, TN 37211 | (ADDRESS) Nashville, TN 37211 | 173-01-092.00 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMIL TAYIP AND WIFE, AYSHE TAYIP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ELAM'S HOUSING RENTALS, LLC, 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. 71 on the Plan of Section Two-A, Monte Carlo, of record in Plat Book 4955, Page 45, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jamil Tayip by Deed from H. Cliff Hobbs and Jacqueline B. Hobbs of record in Instrument No. 20070416-0044869, Register's Office for Davidson County, Tennessee, dated February 27, 2007 and recorded on April 16, 2007.

Ayshe Tayip, wife of Jamil Tayip, joins in this conveyance to release any marital interest that she may have in the property.

This conveyance is subject to A) 2012 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 4955, page 45, Book 5202, page 261, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as 113-115 Vickey Ct., Nashville, Tennessee 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 hand(s) this 19th day of December, 2012.

Jamil Tayip by _____, His Attorney-in-fact
Jamil Tayip

Ayshe Tayip by _____, Her Attorney-in-fact
Ayshe Tayip

BILL GARRETT, Davidson County
Trans:T20120098619 DEEDWARR
Recvd: 12/26/12 15:00 2 pgs
Fees:13.00 Taxes:342.25

20121226-0118877

STATE OF Tennessee
COUNTY OF Davidson

On this the 19th day of December, 2012, before me personally appeared Bawer Tayip to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jamil Tayip and wife, Ayshe Tayip and who acknowledged he/she/they executed the same as the free act and deed of the said Jamil Tayip and wife, Ayshe Tayip.

Witness my hand and official seal, this the 19th day of December, 2012.

Notary Public

My Commission Expires: 10.11.15

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**RETURN TO:**
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959