BILL GARRETT, Davidson County
Trans:T20130081600 DEEDWARR
Recvd: 09/20/13 09:56 2 pgs
Fees:13.00 Taxes:604.95

20130920-0099169

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,500.00

Amada Hordan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF September, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO.

G-VRES-13-4568

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ahmad Samir Altaqi (NAME)	**Same as New Owner** (NAME)	
4236 Longfellow Drive (ADDRESS)	(ADDRESS)	**62-2-B-196.00 CO**
Nashville, TN 37214 (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 **PAUL J. BARRETT AND WIFE, CAITLYN W. BARRETT,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **AHMAD SAMIR ALTAQI, MARRIED,** 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 140, ABBINGTON PARK, PHASE ONE, SECTION FIVE, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20060113-0005368, 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 BY QUITCLAIM DEED FROM CAITLYN G. WHITTEN N/K/A CAITLYN W. BARRETT AND PAUL J. BARRETT TO PAUL J. BARRETT AND WIFE, CAITLYN W. BARRETT AS RECORDED ON THE 8TH DAY OF JANUARY, 2013 IN INSTRUMENT NO. 20130108-0002410 AND WARRANTY DEED FROM MONICA KAYE EMERSON, MARRIED AND KATIE SMITH, MARRIED TO CAITLYN G. WHITTEN, UNMARRIED AND PAUL J. BARRETT, UNMARRIED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AS RECORDED ON THE 13TH DAY OF JULY, 2009 IN INSTRUMENT NO. 20090713-0065291, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF ABBINGTON PARK OF RECORD IN INSTRUMENT NO. 20060113-0005368; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NOS. 20000720-0071648, 20010402-0031520, 20030213-0020075 AND 20060202-0012846; BY-LAWS OF RECORD IN INSTRUMENT NO. 20030303-0027406; CHARTER OF THE HOA OF RECORD IN INSTRUMENT NO. 20030303-0027405; EASEMENTS OF RECORD IN BOOK 1198, PAGE 525, BOOK 1163, PAGE 341, BOOK 2242, PAGE 513 AND BOOK 8377, PAGE 820; CONVEYANCE TO HOA OF RECORD IN INSTRUMENT NO. 20060202-0012845; STORMWATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20030109-0004246 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **4568 Hawthorn Drive Nashville, Tennessee 37214**
(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 12th day of September, 2013.

Paul J. Barrett

Caitlyn W. Barrett

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul J. Barrett and Caitlyn W. Barrett, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of September, 2013.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903