Return To
Vanderpool, Pearman, & Drumwright
250 Seaboard Lane, Suite G-104
Franklin, TN 37067

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130091696 DEEDWARR
Recvd: 10/25/13 09:28 2 pgs
Fees:13.00 Taxes:407.00
20131025-0111282

RUTH M. FOBIAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON My Comm. Expires Dec 20, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $~~110,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF OCTOBER, 2013.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nassren Hassan	Summit Funding Inc	135140a11000co
(NAME)	(NAME)	
836 Rocky Mountain Parkway	2601 Fair Oaks Blvd	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Sacramento, CA 95864	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Khalid Gulay (formerly known as Khalid Mustafa) and wife, Gulistan Y. Hassan and Zuher Gulay (formerly known as Zuher Mustafa) and wife, Sawsan Mohmad, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nassren Hassan married and Baban Noraden, unmarried, as joint tenants with right of survivorship, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Phase Three Pinnacle Point Subdivision, of record in Book 6900, Pages 391 and 392, Register's Office for said County.

Said Lot No. 67 fronts 61.09 feet on the broken southerly margin of Rocky Mountain Parkway and extends back 115.39 feet on the easterly line and 102.55 feet on the westerly line to a deed line in the rear, measuring 69.58 feet thereon.

Being the same property conveyed to Khalid Mustafa, unmarried and Zuher Mustafa, unmarried, by deed of record in Instrument No. 20030326-0039907, Register's Office for Davidson County, Tennessee. Khalid Mustafa now known as Khalid Gulay. Zuher Mustafa now known as Zuher Gulay.

Quit claim deed of record in Instrument No. 20090925-0089509, Register's Office of Davidson County incorrectly stated Zuher Mustafa (now known as Zuher Gulay) as deceased.

Gulistan Y. Hassan joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

Sawsan Mohamad joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 836 Rocky Mountain Parkway, Antioch, TN 37013

(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 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, 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 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 21st day of October, 2013.

Gulistan Y. Hassan

Khalid Gulay

Sawsan Mohamad

Zuher Gulay

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Khalid Gulay and Gulistan Y. Hassan and Zuher Gulay and Sawsan Mohamad, 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 at ~~Franklin~~ NASHVILLE, Tennessee this 21st day of October, 2013.

Commission expires:

Notary Public

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017