WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $314,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF APRIL 2014.

Notary Public

MY COMMISSION EXPIRES: February 22, 2016.
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20140028819 DEEDWARR
Recvd: 04/28/14 13:59 2 pgs
Fees: 13.00 Taxes: 1163.65
20140428-0035565

CHAD I. PEARMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 06-21-2016

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashley Elizabeth Hendel	Same	180-03-0A/131.00
(NAME)	(NAME)	
7016 Stone Run Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **Ismael Mussa Rozh, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ashley Elizabeth Hendel and Dustin Alan Hendel, wife and husband**, 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. 88 on the Plan of Stone Creek Park, Section 4, a Planned Unit Development of record in Plat Book 7900, page 266, as amended in Instrument NO. 20010619-0064557 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ismael Mussa Rozh by Deed from Joseph Tatum and Jessica Tatum f/k/a Jessica Albright, dated November 24, 2009 and filed for record as Instrument NO. 20091202-0110358 in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the plan of record in Plat Book 7900, page 266, as amended in Instrument NO. 20010619-0064557 in the Register's Office for Davidson County, Tennessee.

Subject to an easements of record in Book 6219, page 199, Register's Office for Davidson County, Tennessee.

Subject to Charter for Stone Creek Park Homeowner's Association of record in Book 10324, page 358, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record in Book 10324, page 365, Book 10953, page 8004 and Instrument No. 20010719-0076875 all in the Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions, and setback lines if any and any and all easements for public utilities.

Taxes for the current year have been prorated and assumed by the Grantee(s).

Sairan Ahmed, the wife of Ismael Mussa Rozh, joins in this conveyance to convey any and all interest marital or otherwise she may have in the subject property.

unimproved ☐

This is improved ☒ property, known as 7016 Stone Run Drive, Nashville, TN 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 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 my hand this 24 day of April 2014.

Ismael Mussa Rozh

Sairam Ahmed

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 Ismael Mussa Rozh and Sairam Ahmed the bargainor (s), 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 Nashville, Tennessee this 24 day of April 2014.

Commission expires: February 22, 2016

Judith C. Jacobs Notary Public