(1)

BILL GARRETT, Davidson County
Trans:T20140032070 DEEDWARR
Recvd: 05/08/14 14:13 2 pgs
Fees:13.00 Taxes:1017.50
20140508-0039548

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 5th day of May, 2014, by and between Clifford Price and Francesta Clark-Price, a married couple, party of the first part, and Kemal R. Abdullah and Amira Abdulkader, husband and wife and Dijin A. Abdulkader, an unmarried female, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, Being Lot No. 154 on the Plan of Section Two Addition to Sugar Valley, a Cluster Lot Subdivision, a Planned Unit Development, of record in Instrument No. 20040622-0073636, Register's Office for Davidson County, Tennessee,t o which Plan reference is hereby made for a more complete and accurate description of said lot.

Being all or part of the same property conveyed to Clifford Price by virtue of that certain Warranty Deed dated January 14, 2005, at Instrument No. 20050121-0007986 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2014 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Clifford Price

Francesta Clark-Price

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Clifford Price and Francesta Clark-Price, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of May, 2014.

Notary Public

My Commission Expires:

A. R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

Property Owner & Address:	Kemal R. Abdullah , Amira Abdulkader, Dijin A. Abdulkader 669 Sugar Mill Dr, Nashville, TN 37211
Tax Parcel No	181010B07100CO
Property Address:	669 Sugar Mill Dr Nashville, TN 37211
MAIL TAX BILLS TO:	SWBC Mortgage Corporation 213 Overlook Circle A-4, Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $275,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 5th day of May, 2014.

Notary Public

My Commission Expires

JIM R. SANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-27-2016