BILL GARRETT, Davidson County
Trans:T20140066257 DEEDWARR
Recvd: 09/05/14 13:20 3 pgs
Fees:18.00 Taxes:353.35
20140905-0081545

RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
14-0767

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,500.00

Affiant

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28 DAY OF AUGUST, 2014

Notary Public
Commission Expires: 9.13.16

Address of New Owner	Send Tax Bills To:	Map & Parcel
Tiffany Boyd 2612 Mashburn Rd. Nashville, TN 37210	SWBC Mortgage Corporation 9311 San Pedro Ave., #100 San Antonio, TX 78216	119-11-0-015.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Maruf Mehmet Mahmut, Mahmut M. Mahmut, Rihan M. Mahmut and Nihari M. Mahmut, Heirs-at-Law of Edyi Huseyin Ibrahim; and Mustafa M. Mustafa, Nizam M. Mustafa, Hiyal M. Mustafa (also known as Hiyal Musa Mustafa), Hemi M. Mustafa, Heirs-at-Laws of Musa Mustafa Ibrahim HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tiffany S. Boyd, an unmarried woman

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. 21 on the map of Laurel Acres Subdivision, Section 1, as of record in Plat Book 2133, Page 48, Register's Office for Davidson County, Tennessee.

SAID Lot No. 21 fronts 87 feet on the east side of Mashburn Road and extends back between lines 164.8 feet on the north line and 148.5 feet on the south line to a dead line in the rear on which it measures 124 feet.

BEING the same property conveyed to Maruf Mehmet Mahmut and Hiyal Musa Mustafa by Quitclaim Deed from Maruf Mehmet Mahmut, Hiyal Musa Mustafa and Mustafa M. Mustafa, the latter in his capacity as Administrator of the Estates of Musa Mustafa Ibrahim and Edyi Huseyin Ibrahim, dated 2/21/14 and recorded 2/24/14 in Instrument Number 20140224-0015456; and the same property previously conveyed to Maruf Mehmet Mahmut and wife, Hiyal Musa Mustafa, and Eydi (correctly spelled Edyi) Huseyin Ibrahim and Musa Mustafa Ibrahim, by Warranty Deed from Richard A. Skeen and wife, Debra L. Skeen, dated 9/29/95 and recorded 10/5/95 in Book 9819, Page 237, Register's Office for Davidson County, Tennessee.

The said Musa Mustafa Ibrahim having died intestate on 7/4/06, with estate being administered as Docket No. 12P-1682 in the Seventh Circuit Court for Davidson County (Probate Division); and the said Edyi Huseyin Ibrahim having died intestate on 8/17/08, with estate being administered as Docket No. 12P-1683 in the Seventh Circuit Court for Davidson County (Probate Division), with Mustafa M. Mustafa being appointed as Administrator of both estates.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2612 Mashburn Rd., Nashville, TN 37210.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 28 day of August, 2014.

Maruf Mehmet Mahmut

Maruf Mehmet Mahmut

HIYAL MUSA MUSTAFA BY: Maruf Mehmet Mahmut, Attorney in Fact

Hiyal Musa Mustafa
By: Maruf Mehmet Mahmut, Attorney in Fact

NIZAM M. MUSTAFA BY: Maruf Mehmet Mahmut, Attorney in Fact

Nizam M. Mustafa
By: Maruf Mehmet Mahmut, Attorney in Fact

MAHMUT M. MAHMUT BY: Maruf Mehmet Mahmut, Attorney in Fact

Mahmut M. Mahmut
By: Maruf Mehmet Mahmut, Attorney in Fact

MUSTAFA M. MUSTAFA BY: Maruf Mehmet Mahmut, Attorney in Fact

Mustafa M. Mustafa
By: Maruf Mehmet Mahmut, Attorney in Fact

HEMI M. MUSTAFA BY: Maruf Mehmet Mahmut, Attorney in Fact

Hemi M. Mustafa
By: Maruf Mehmet Mahmut, Attorney in Fact

RIHAN M. MAHMUT BY: Maruf Mehmet Mahmut, Attorney in Fact

Rihan M. Mahmut
By: Maruf Mehmet Mahmut, Attorney in Fact

NIHARI M. MAHMUT BY: Maruf Mehmet Mahmut, Attorney in Fact

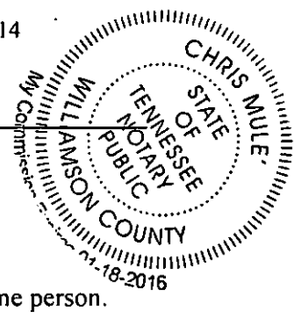
Nihari M. Mahmut
By: Maruf Mehmet Mahmut, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 28th day of August, 2014, before me personally appeared Maruf Mehmet Mahmut, to me known to be the person who executed the foregoing instrument on behalf of Hiyal Musa Mustafa, Nizam M. Mustafa, Mahmut M. Mahmut, Mustafa M. Mustafa, Hemi M. Mustafa, Rihan M. Mahmut, Nihari M. Mahmut, as Attorney in Fact, and who acknowledged that she executed the same as their free act and deed of said Hiyal Musa Mustafa, Nizam M. Mustafa, Mahmut M. Mahmut, Mustafa M. Mustafa, Hemi M. Mustafa, Rihan M. Mahmut, Nihari M. Mahmut.

Witness my hand and official seal at Brentwood, Tennessee, this 28th day of August, 2014

Notary Public



Commission Expires:

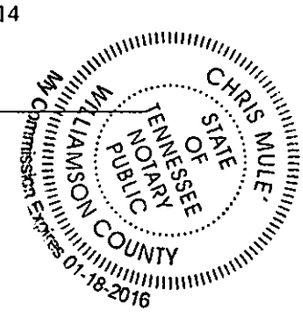
Hiyal Musa Mustafa and Hiyal M. Mustafa and Hiyal Mustafa is one and the same person.
Nizam M. Mustafa and Nizam Mustafa is one and the same person.
Mahmut M. Mahmut and Mahmut Mahmut is one and the same person.
Mustafa M. Mustafa and Mustafa Mustafa is one and the same person.
Hemi M. Mustafa and Hemi Mustafa is one and the same person.
Rihan M. Mahmut and Rihan Mahmut is one and the same person.
Nihari M. Mahmut and Nihari Mahmut is one and the same person.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 28th day of August, 2014, before me, the undersigned Notary Public, in and for said County and State, personally appeared Maruf Mehmet Mahmut, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes herein set forth.

Witness my hand and official seal at Brentwood, Tennessee, this 28th day of August, 2014

Notary Public



Commission Expires: