

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,000.00

Affiant

Subscribed and sworn to before me, this 1ST DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES:
1-3-15 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alex Yaser Mustafa	Same as new owner (NAME)	043040A02100CO &
1905 Omahundro Ct. (ADDRESS)	(ADDRESS)	043040A02700CO
Nashville, TN 37210 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Austin Mark Writesman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Alex Yaser Mustafa, hereinafter called the Grantees, 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 NOS. 21 AND 27 ON THE FIRST REVISION FINAL PLAT OF CLUSTER LOT SUBDIVISION RIVER LANDING, SECTION 1, PHASE 1, (F/K/A WINDSTAR ESTATES, SECTION 1, PHASE 1), A PLANNED UNIT DEVELOPMENT AS OF RECORD IN INSTRUMENT NO. 20060918-0115492, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING PART OF THE SAME PROPERTY CONVEYED TO AUSTIN MARK WRITESMAN BY SPECIAL WARRANTY DEED FROM FIRST TENNESSEE BANK, NATIONAL ASSOCIATION, OF RECORD BY INSTRUMENT NO. 20131223-0128943, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

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

unimproved (X)
This is improved ( ) property, known as 735 & 736 River Landing, Old Hickory, TN 37138
(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/our hand(s) this 1st day of October, 2014.

BILL GARRETT, Davidson County
Trans:T20140074234 DEEDWARR
Recvd: 10/02/14 11:23 2 pgs
Fees:13.00 Taxes:207.20
20141002-0091036

WARRANTY DEED
(Continued)

Austin Mark Writesman

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Austin Mark Writesman, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of October, 2014.

Notary Public

My Commission Expires: 11-3-15

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072