This Instrument Prepared by: Ensley, Baker & Shade PLLC
801F Sunset Drive, Suite 2
Johnson City, TN 37604
File No. TN4207

When recorded return to:
Aspen Title + Escrow
121 S. Peters Road #2
Knoxville, TN 37922

BILL GARRETT, Davidson County
Trans:T20150016418 DEEDWARR
Recvd: 03/06/15 13:11 2 pgs
Fees:13.00 Taxes:458.80
20150306-0019449

WARRANTY DEED

THIS INDENTURE, made this 2nd day of March, 2015, between **Ahmed S. Omer,** Married of Davidson County, Tennessee, their executors, heirs, successors, and assigns, hereinafter referred to as "First Parties", and **Bejar Arlman**, and Avin A. Fando, husband and wife, of Davidson County, Tennessee, their executors, heirs, successors, and assigns, hereinafter referred to as "Second Parties";

WITNESSETH:

That said First Parties, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration paid into their hands by the Second Parties, the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

Legal Description as followed:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Valley Green of record in Book 4460, page 96, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

The above legal description being the same as the last deed of record, no new boundary survey having been provided at time of said conveyance.

This conveyance is made subject to the Restrictions as recorded in Book 4622, page 277, Davidson County Register of Deeds Office.

This conveyance is made subject to Utility Easement as shown on the recorded plat and all other matters affecting subject property.

Being the same property conveyed to Ahmad S. Omer, by Cash Deed for Tennessee, dated May 13, 2009 and recorded May 20, 2009, in Instrument No. 20090520-0046371, Davidson County Register of Deeds Office.

with all the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors, administrators, and assigns do hereby covenant with said Second Parties, their heirs and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said Premises are free from all encumbrances, except real property taxes for the year 2015 and all other applicable easements, restrictions, and set back lines of record in the Register's Office for Davidson County, Tennessee, and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties have set their hands and seals on the day and year first above written.

Ahmed S. Omer (L.S.)
Ahmed S. Omer

Shirin N. Abdullah

STATE OF TN
COUNTY OF ~~Davidson~~ (Williamson)) ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Ahmed S. Omer*** the within named bargainor/s, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 2nd day of March, 2015

CHERYL M. RODGERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Notary Public

*Shirin N. Abdullah
My Commission expires: 1-5-16

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is **$124,000.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 2nd day of March, 2015

Notary Public

My Commission expires: 1-5-16

CHERYL M. RODGERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

THE NAME AND ADDRESS OF PROPERTY OWNER:
OWNER: **Bejar Arlman**
ADDRESS: **132 Valley Green Drive**
Antioch, TN 37013

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
NAME: People Home Equity
ADDRESS: 150 Seven Oaks
Knoxville TN 37922

TAX PARCEL ID#: **16206024800**