This Instrument Prepared by: Ensley, Baker & Shade PLLC
801F Sunset Drive, Suite 2
Johnson City, TN 37604
File No. TN4305

When recorded return to:
Aspen Title and Escrow, LLC
121 S David Lane, Suite 2
Knoxville, TN 37922

BILL GARRETT, Davidson County
Trans:T20150054660 DEEDWARR
Recvd: 07/07/15 11:33 2 pgs
Fees:13.00 Taxes:370.00
20150707-0065688

WARRANTY DEED

THIS INDENTURE, made this 30th day of June, 2015, between **Hussien Mohammed, married** of Davidson County, Tennessee, their executors, heirs, successors, and assigns, hereinafter referred to as "First Parties", and **Esam Muhammed** married, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain Planned Unit Development in Davidson County, Tennessee, being Lot No. 24 on the Plan of Park Court of record in Book 6900, page 967, Register's Office for said County, Tennessee, to which plan and record thereof are incorporated herein and made a part hereof by reference.

This conveyance is made subject to the Declaration of Covenants, Conditions and Restrictions as recorded in Book 7930, page 986, Book 7010, page 476, Book 8010, page 478 and Book 7931, page 3, Davidson County Register of Deeds Office.

This conveyance is made subject to rights of others on common areas and/or elements.

This conveyance is made subject to the By-Laws of Park Court Homeowners Association, Inc., as recorded in Book 7814, page 804, Book 7930, page 986, said Register's Office.

Being the same property conveyed to Hussein Mohammed, by Warranty Deed dated April 7, 2005 and recorded April 13, 2005, in Instrument No. 20050413-0041173, Davidson County Register of Deeds Office.

Grantor herein states that subject property is not nor has been used as a primary residency.

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.

_____ (L.S.)
Hussien Mohammed

STATE OF Tennessee)
COUNTY OF ~~Davidson~~ Williamson) ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Hussien Mohammed** 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 30th of June, 2015

Notary Public

My Commission expires: 1-5-16

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

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is **$100,000.00,** 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 30th of June, 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: **Esam Muhammed**
ADDRESS: **514 Park Court**
Nashville,

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
NAME: Peoples Home Equity, Inc
ADDRESS: 3205 Maryland Way Ste 100
Brentwood, TN 37027

TAX PARCEL ID#: **162010E02400CO**