# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/7/17
(AFFIX SEAL)

P-GRE-15-2015

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Akrem O. Hasan and Shirin M. Hasan** | new owner | |
| (NAME) | (NAME) | **12005013800** |
| **501 McDonald Dr** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37217** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **ASIYA I. AHMED, MARRIED, AND REMZIYA SULEYMAN, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **AKREM O. HASAN AND WIFE, SHIRIN M. HASAN,** hereinafter called the Grantee(s), 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 No. 440 on the Plan of Glengarry Park Section Four of record in Plat Book 2900, Page 72, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Asiya I. Ahmed, married and Remziya Suleyman, unmarried by Warranty deed from Akrem O. Hasan and wife, Shirin Hasan of record in Instrument No. 20100917-0074060 Register's Office for Davidson County, Tennessee, dated September 15, 2010 and recorded on September 17, 2010.

Grantor's spouse does not join in the execution of this Deed due to the property never having been their primary marital residence.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 2900, Page 72;
- Covenants, Conditions and Restrictions of record in Book 1788, Page 349, Book 2796, Page 604, and in Book 3031, Page 42, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **501 McDonald Dr , Nashville, Tennessee 37217**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20150059332 DEEDWARR
Recvd: 07/21/15 10:07 2 pgs
Fees:13.00 Taxes:407.00
20150721-0071253

Witness my/our hand(s) this the 10th DAY OF JULY, 2015.

Asiya Ahmed
Asiya I. Ahmed

Remziya Suleyman by Ahmet Muhammet Attorney - in Fact
Remziya Suleyman by Ahmet Muhammet, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ASIYA I. AHMED, the within named bargainor, 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 official seal, this the 10th of July, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AHMET MUHAMMET, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of REMZIYA SULEYMAN, and who acknowledged he/she/they executed the same as the free act and deed of the said REMZIYA SULEYMAN.

Witness my hand and official seal, this the 10th of July, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212