BILL GARRETT, Davidson County
Trans:T20150082345 DEEDWARR
Recvd: 09/28/15 13:24 2 pgs
Fees:13.00 Taxes:747.40
20150928-0098266

Prepared By & Return To:
Tennessee Title Services, LLC
720A South Church Street
Murfreesboro, TN 37130
15-0216M

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of September, 2015

Notary Public
Commission Expires: 7/2/17

RUTHERFORD COUNTY TENNESSEE NOTARY PUBLIC STATE OF MELODY P. WILSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kamiran Abdalrahman 1228 Bending Creek Drive Antioch, TN 37013	SW BC Mortgage 100 9311 San Pedro #1100 San Antonio TX 78216	173-15-0A-058.00

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,

Jason W. Fults, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kamiran Abdalrahman and Berivan Tahsin Mhsen, husband and wife

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. 58 on the Final Plat of Mill Run Subdivision, Phase 1, of record in Book 11700, Pages 27 and 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Jason W. Fults, by Quitclaim Deed from Jennifer L. White (now Lynnette Jennifer White), dated 5/19/08 and recorded 6/18/08 in Instrument No. 20080618-0062684; and being the same property previously conveyed to Jason W. Fults, an unmarried man and Jennifer L. White, an unmarried woman, by Warranty Deed from John M. Hayes and Sherry L. Hayes, husband and wife, dated 6/30/06 and recorded 7/19/06 in Instrument No. 20060719-0086848, in the Register's Office of Davidson County, Tennessee.

Andrea Jo Fults, hereby joins in the execution of this instrument for the purpose of conveying any and all of her rights, title and interest in the above described property by virtue of her marriage to Jason W. Fults.

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: 1228 Bending Creek Drive, Antioch, TN 37013.

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 21st day of September, 2015.

Jason W. Fults

Andrea Jo Fults

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jason W. Fults and Andrea Jo Fults** 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 at Murfreesboro, Tennessee this 21st day of September, 2015.

Notary Public
My Commission Expires: 7/2/17

