BILL GARRETT, Davidson County
Trans:T20150083168 DEEDWARR
Recvd: 09/30/15 12:08 2 pgs
Fees:13.00 Taxes:721.50
20150930-0099305

WARRANTY DEED

RETURN TO: BOX 10A
Premier Escrow, LLC
4301 Hillsboro Pike, Ste 300
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF September, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 7, 2017

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Khalid Abbady, Jr.	SAME	
(NAME)	(NAME)	
7117 Commonwealth Circle		126-15-B 245
(ADDRESS)	(ADDRESS)	
Nasbville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **ROBERT SHAUN RAWLINGS AND AMI ZOOK ROMNESS RAWLINGS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KHALID ABBADY, JR. AND MEGAN SHAINA POLLAN, 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. 151 on the Plan of Section Three, Lexington Point, of record in Instrument No. 20020116-0006331, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Robert Shaun Rawlings and Ami Zook Romness by deed from Kristen E. Shepherd, unmarried, of record in Instrument No. 20060621-0074053, Register's Office for Davidson County, Tennessee. Robert Shaun Rawlings and Ami Zook Romness have since married. Ami Zook Romness is now known as Amy Zook Romness Rawlings.

This conveyance is subject to 2015 real property taxes; all matters appearing on the plan of record in Instrument No. 20020116-0006331, said Register's Office; Restrictive Covenants of record in Instruments No. 20001018-0103445, 20010522-0052909, 20020214-0019754, 20020219-0021061 and 20150220-0014706, said Register's Office; Easements of record in Instrument No. 20020729-0090372 and Instrument No. 20020729-0090373, said Register's Office; and Charter of record in Instrument No. 20001020-0104424, said Register's Office.

unimproved _
This is improved x property, known as 7117 Commonwealth Circle, Nashville, TN 37221
(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 hand this 10 day of September, 2015.

ROBERT SHAUN RAWLINGS

AMI ZOOK ROMNESS RAWLINGS

STATE OF ~~TENNESSEE~~ OKLAHOMA
COUNTY OF ~~DAVIDSON~~ BRYAN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Shaun Rawlings and Ami Zook Romness Rawlings, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Nashville, Tennessee~~ DURANT OKLAHOMA this 10 day of 2015 SEPT, 2015.

Commission expires: 1-27-2018

Brenton Rucker
Notary Public

BRENTON RUCKER
NOTARY PUBLIC
Commission # 14000844
My Commission Expires 01-27-2018
STATE OF OKLAHOMA