

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

Affiant

Subscribed and sworn to before me, this 2ND DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 8-20-19

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150084203 DEEDWARR
Recvd: 10/02/15 14:19 2 pgs
Fees:13.00 Taxes:129.50
20151002-0100649

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Latifa A. Abuniaj	Latifa A. Abuniaj (NAME)	043100B07900CO
555 Dupont Ave., D-79 (ADDRESS)	555 N. Dupont Ave., D-79 (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Madison, TN 37115 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Alex Mustafa, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Latifa A. Abuniaj, hereinafter called the Grantees, 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 UNIT D-79, AS ESTABLISHED IN THE MASTER DEED FOR MADISON PARK CONDOMINIUMS, OF RECORD AS BOOK 5462, PAGE 614, CORRECTED BY DEED OF CORRECTION TO MASTER DEED FOR MADISON PARK, A CONDOMINIUM, OF RECORD AS BOOK 5608, PAGE 551 AND ADDENDUM TO MASTER DEED FOR MADISON PARK, A CONDOMINIUM OF RECORD AS BOOK 8014, PAGE 416, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.

BEING THE SAME PROPERTY CONVEYED TO ALEX MUSTAFA, BY WARRANTY DEED FROM IMAD F. JADALLA, OF RECORD IN INSTRUMENT NO. 20140627-0056674, DATED JUNE 27, 2014, IN REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO 2015 PROPERTY TAXES AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 555 N. Dupont Ave., D-79, Madison, TN 37115
(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/our hand(s) this 2nd day of October, 2015.

WARRANTY DEED
(Continued)

Alex Mustafa

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alex Mustafa, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of October, 2015.

Notary Public

My Commission Expires: 08-20-19

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072