Mail to:
Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20150093464 DEEDWARR
Recvd: 11/03/15 09:17 2 pgs
Fees:13.00 Taxes:471.75
20151103-0111673

This instrument prepared by and after recording return to:

Ally Title
310 Billingsly Court
Franklin, Tennessee 37067
15-00432

WARRANTY DEED

****

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Raad A. Abdulkarim	**Same as New Owner**	**181-02-0A-054.00-CO**
8221 Lenox Creekside Drive, Unit 12		
Nashville, Tennessee 37013		

****

That **Michelle Caruso, now known as Michelle Peterson, and husband, Michael Peterson** (herein called the "Grantors"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantors in hand paid by **Raad A. Abdulkarim, a married man** (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, have **GRANTED, SOLD AND CONVEYED**, and by these present do **GRANT, SELL AND CONVEY**, unto the Grantee as tenants by the entireties as at common law, that certain tract or parcel of real property situated in **Davidson County, Tennessee**, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

A certain condominium located in Davidson County, Tennessee, being Unit No. B-12 of Lenox Creekside Phase I, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Lenox Creekside Phase I of record in Instrument Number 20060306-0025686 and as amended by Instrument No. 20060606-0066938, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit E1, E2 and E3 to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Michelle Caruso, a single person by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20071231-0149366 Register's Office for Davidson County, Tennessee, dated December 28, 2007 and recorded on December 31, 2007. (Value of consideration shown in aforementioned deed $129,900.00.)

Being also known as 8221 Lenox Creekside Drive Antioch, TN 370134657.

Michelle Caruso, having since married, is now known as Michelle Peterson.

TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee, its successors and assigns, forever, subject to those matters as set forth herein.

The Grantors covenant with the Grantee that the Grantors are lawfully seized of a good, absolute and individual estate in fee simple of the Property, subject only to those matters as set forth herein; that the Grantors have good right and lawful authority to sell and convey the property; that the Grantors have done no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantors do hereby bind himself, his successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto the Grantee, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantors as of this, the 28 day of October, **2015.**

Michelle Peterson

Michelle Peterson

Michael Peterson

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Michelle Peterson and Michael Peterson,** the Grantors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this 28 day of October, **2015.**

Notary Public

My Commission Expires: 6/30/2016

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value for this property (whichever is greater) is **$127,500.00**.

Sworn to and subscribed before me this 28 day of October, **2015.**

J English
Affiant

Notary Public

My Commission Expires: 6/30/2016

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY