This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 11/09/15 09:40 2 pgs
Fees:13.00 Taxes:499.50
20151109-0113621

WARRANTY DEED

THIS INDENTURE made and entered into this 6th day of November, 2015, by and between Rafael Romero, a single man, party of the first part, and Karzan Mohamad Ali and Kavrin Mohamad Ali, , party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in the 26th Councilmanic District of Nashville, Davidson County, Tennessee. Being Lot 9 on the Plan of Chester Maxwell Subdivision, not of record, and more particularly described as follows:

Beginning in the North Right of Way of Flora Maxwell Road at the line of Lots 9 and 10 on said plan, approximately 380 feet Southwest from the intersection of said Flora Maxwell Road and the center of Taylor Road Extended; Thence along said Flora Maxwell Road S 86 degrees 00' 22" W, 100.03 feet to the corner of Lots 8 and 9 on said plan; Thence leaving said Right of Way and along the line of Lots 8 and 9, N 5 degrees 17' 19" W, passing an iron pin at 5.46 feet, a distance of 115.33 feet to the South line of Southern Hills Medical Center, recorded in plat Book 6250, Page 874, Register's Office for said County; Thence along said Southern Hills Medical Center property N 86 deg. 00' 22" E, 100.03 feet; Thence along the line of Lot 9 and 10, S 5 degrees 17' 19" E, 115.33 feet to the North side of Flora Maxwell Road and the point of beginning.

Being all or part of the same property conveyed to by virtue of that certain Warranty Deed dated June 28, 2005, at Instrument No. 20050705-0076972 in the Register's Office of Davidson County, Tennessee

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 I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable; and I do further covenant and bind myself, my 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.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Rafael Romero

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Rafael Romero and , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of November, 2015.

Notary Public

My Commission Expires: _____

CRYSTAL SANTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019

Property Owner & Address: Karzan Mohamad Ali and Kavrin Mohamad Ali
2633 Bowwater Lane
Antioch, TN 37013

Tax Parcel No 14707012600

Property Address: 323 Flora Maxwell Rd
Nashville, TN 37211

MAIL TAX BILLS TO: Karzan Mohamad Ali & Kavrin Mohamad Ali
2633 Bowwater Lane
Antioch, TN 37013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $135,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Ashlee D Page
AFFIANT

SUBSCRIBED AND SWORN TO before me this 6th day of November, 2015.

Notary Public

My Commission Expires:

CRYSTAL SANTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019

Certificate of Authenticity

I, Crystal Santi, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Crystal Santi, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page
Notary's Signature

My Commission Expires: 9-10-18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY