BILL GARRETT, Davidson County
Trans:T20150099159 DEEDWARR
Recvd: 11/23/15 08:50 2 pgs
Fees:13.00 Taxes:440.30
20151123-0118284

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $119,000.00.

Kathleen Blair
Affiant

Subscribed and sworn to before me, this 19th day of November, 2015.

Kathy Snider
Notary Public
My commission expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2018

03-1511-38477

Address of New Owner:	Send Tax Bills to:	Tax Information:
Abdulrahman Babiry 554 Adamwood Drive Nashville, TN 37211	New Owner	163-04-0-A-444.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Makonnen Lema, a married man,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Abdulrahman Babiry, Unmarried,** hereinafter called the Grantees, their successors 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 Unit No. 444, on the Plan of Hamilton Crossings Townhomes, Phase 3, as established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040212-0016945; Instrument No. 20040226-0022076; Instrument No. 20050310-0026734; Instrument No. 20050701-0075731; and Instrument No. 20060206-0014793, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Further being the same property conveyed to Makonnen Lema, a married person by Special Warranty Deed from Deutsche Bank Trust Company Americas as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-QS6, dated August 24, 2015, recorded September 4, 2015, of record in Instrument No. 20150904-0090495, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3001 Hamilton Church Rd #444, Antioch, TN 37013.

The subject property is neither the principal residence of Grantor nor his spouse or any dependent.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further,covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WITNESS my hand this 19 day of November, 2015.

MAKONNEN LEMA

Makonnen Lema

STATE OF TENNESSEE
COUNTY OF DAVIDSON

* Lema

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Makonnen*** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 19 day of November, 2015.

State of Tennessee at Large

My Commission expires: 9/26/2018

