Recvd & Return:
THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-2369

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ay Rentals, LLC P.O.Box 4019 BrentwoodTN 37027	NEW OWNER	43-13-A-26.00

BILL GARRETT, Davidson County
Trans:T20160002426 DEEDWARR
Recvd: 01/11/16 12:54 2 pgs
Fees:13.00 Taxes:88.80
20160111-0002652

STATE OF NEW YORK
COUNTY OF ORANGE
The actual consideration or value, whichever is greater, for this transfer is **$24,000.00**

Affiant

Subscribed and sworn to before me, this the 7 day of JANUARY, 2016.

Notary Public

DEBRA A. MCCARRON
Notary Public, State of New York
No. 01MC4690860
Qualified In Orange County
Commission Expires June 15, 2019

My Commission Expires: June 15, 2019
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Adeel and Sams Rentals, LLC, a Tennessee limited liability company,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ay Rentals, LLC, a Tennessee limited liability company,** 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:

Being a certain condominium apartment situated in Davidson County, Tennessee, being known and designated as all of Apartment Unit No. 2-2, of Robin Hood Condominiums, created under Title 64, Sections 2701 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, which was executed by Central Tennessee Investment Company, Inc., of record in Book 5388, page 524, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Robin Hood Condominium Apartments, of record in Book 5200, page 124, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Adeel & Sams Rentals, LLC, a Tennessee limited liability company by Warranty Deed from Jimmy Comer, dated November 24, 2015, recorded December 4, 2015, of record in Instrument No. 20151204-0122419, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Jimmy Comer by Warranty Deed from Robert Wood, Individually and as Personal Representative of the Estate of Judy Ann Cole, dated November 20, 2015, recorded November 23, 2015, of record in Instrument No. 20151123-0118596, said Register's Office, and further, being the same property conveyed to Judy A. Cole, unmarried by Warranty Deed from Ray E. Webb, unmarried, dated July 3, 1997, and of record in Book 10519, Page 309, said Register's Office. Judy A. Cole is now deceased, having died unmarried and intestate on October 1, 2014. For further reference to title, see Affidavit of Heirship, of record in Instrument No. 20150107-0001583, in said Register's Office, whereby it states that Robert Wood was the sole heir-at-law of Judy A. Cole. For further reference to title, see the Estate of Judy Ann Cole a/k/a Judy A. Cole, of record in Docket No. 15P467, in the Probate Court for Davidson County, Tennessee

This is ☒ Improved OR ☐ Unimproved property located at: **323 Forrest Park Road, #2-2, Madison, TN 37115**

This conveyance is made subject to: (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEE paying its prorated share thereof to GRANTOR who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever 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 our hands on the 5 day of January, 2016.

Adeel and Sams Rentals, LLC

By: _____
Adeel Mohammad Mohammad, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Adeel Mohammad**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the **Member Manager** of **Adeel and Sams Rentals, LLC,** the within named bargainor, a Tennessee limited liability company, and that he/she as such managing **member**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the Tennessee limited liability company by him/herself as **Member Manager**.

Witness my hand and Official Seal this the 5th day of January, 2016.

_____
Notary Public
My Commission Expires:

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019