Register Return to: 16-CO-006
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF FEBRUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires October 30, 2016

(AFFIX SEAL)

LEAH A. TURNER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

R-VRES-15-3549-T

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ramadan L. Albadran	Farmington Mortgage A Division of Capstar Bank	
(NAME) **3549 Fair Meadows Drive**	(NAME) 2002 Richard Jones Rd Suite 300A	**180-04-0B-135-00-CO**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JONATHAN HESSELINK AND ROBIN HESSELINK, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RAMADAN L. ALBADRAN, A MARRIED MAN,** hereinafter called the Grantee(s), 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 Lot No. 140 on the Plan of Final Plat of Brookview Forest, Phase IV of record in Plat at Instrument No. 20061107-0138639, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jonathan Hesselink and Robin Hesselink, husband and wife by Warranty deed from Sandra G. Garrett and James L. Garrett, wife and husband of record in Instrument No. 20140603-0047628 Register's Office for Davidson County, Tennessee, dated May 27, 2014 and recorded on June 03, 2014.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- Plan of record as Instrument Number 20061107-0138639, Register's Office of Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Brookview Forest Subdivision with Charter and By-Laws of Brookview Forest Homeowners Association appended thereto, of record in Instrument Number 20030829-0125803, as amended in Instrument No. 20050505-0050962, Register's Office for Davidson County, Tennessee.
- Amendment to Charter for Brookview Forest Homeowner's Association of record in Instrument Number 20030918-0138293, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20021007-0121969, in the Register's Office for Davidson County, Tennessee.
- 40 foot Right of Way Easement of record in Book 8404, Page 676, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4428, Page 138, Book 4479, Page 448, Book 4276, Page 715 and Book 4404, Page 947, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3549 Fair Meadows Drive, Nashville, Tennessee 37211**.

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 we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20160012605 DEEDWARR
Recvd: 02/16/16 13:16 2 pgs
Fees:13.00 Taxes:1313.50

20160216-0014411

Witness my/our hand(s) this the 12th DAY OF FEBRUARY, 2016.

Jonathan Hesselink by John Gleaves as Attorney in Fact

Robin Hesselink by John Gleaves as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JONATHAN HESSELINK AND ROBIN HESSELINK, and who acknowledged he/she/they executed the same as the free act and deed of the said JONATHAN HESSELINK AND ROBIN HESSELINK.

Witness my hand and official seal, this the 12th of February, 2016.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212