WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160023315 DEEDWARR
Recvd: 03/22/16 13:35 2 pgs
Fees:13.00 Taxes:780.33
20160322-0027144

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21 day of March, 2016

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Lindsey Knowlton and Sibusiso Mabaso	First Community Mortgage	147 12 0B 025.00
(NAME)	(NAME)	
4064 Hollis Hill Drive	262 Robert Rose Drive, Ste. 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Ten Thousand Nine Hundred And No/100 Dollars ($210,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Sabah H. Karim, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lindsey Knowlton and Sibusiso Mabaso, wife and husband**, 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:

Land in Davidson County, Tennessee, being Lot No. 25 on the Final Plat of Classic Meadows, of record in Instrument No. 20040715-0084487, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Sabah H. Karim, married by Warranty Deed from Classic Homes BOS, LP dated June 29, 2005 and recorded July 7, 2005 as Instrument No. 20050707-0078077, in said Register's Office for Davidson County, Tennessee.

Sawa Sabet joins in this conveyance for the purpose of conveying all right, title, and interest she may have in and to the above described property as spouse of Sabah H. Karim.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: NAT-160905SSO

SK SS

unimproved ☐

This is improved ☒ property, known as 4064 Hollis Hill Drive, Nashville, TN 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 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, has 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. 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.

Witness our hands this 21st day of March, 2016.

Sabah H. Karim

Sawa Sabet

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

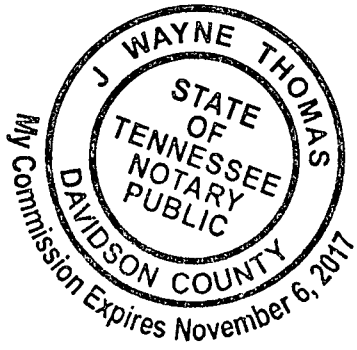
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Sabah H. Karim and Sawa Sabet, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of March, 2016.

Notary Public

My Commission Expires:

(SEAL)



File Number: NAT-160905SSO