(1)

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160033569 DEEDWARR
Recvd: 04/25/16 09:24 2 pgs
Fees:13.00 Taxes:1088.17
20160425-0039711

W & I Ref: (DM) Title No.: 58226
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Lawrence James Haas, II Erica Haas 2504 Call Hill Road Nashville, TN 37211	CMG Mortgage, Inc dba CMG Financial 3160 Crow Canyon Road, Suite 400 San Ramon, CA 94583

TAX MAP PARCEL NUMBERS: 172120B27800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$294,100.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Waleed Khalaf and Nicole Khalaf, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lawrence James Haas, II and Erica Lynn Haas, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 167 on the Plan of Bradford Hills Section Twelve of record in Book 7900, page 6 amended in Book 7900, page 581, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Waleed Khalaf and wife, Nicole Khalaf by Warranty Deed from Charles S. Hulse and wife, Shawna Hulse, dated July 1, 2010, recorded on July 2, 2010 of record in Instrument No. 20100702-0052076, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Taxes for 2016, and subsequent years. Said taxes are neither due nor payable. Tax Reference numbers: 172120B27800CO.
The Plan, of record in Book 7900, page 6, amended in Book 7900, page 581, said Register's Office, to which plan reference is hereby made for a more complete description.
Subject to the Declaration of Covenants, Conditions and Restrictions of record in Book 8069, page 170, Book 9055, page 826 rerecorded in Book 9058, page 989, By Laws in Book 8071, page 531, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; but deleting any covenant, conditions or restrictions would violate 42 USC 3604c.

This is improved property, known as 2504 Call Hill Road, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22nd day of April, 2016.

Waleed Khalaf

Nicole Khalaf

State of Tennessee

County of Davidson

On this 22nd day of April, 2016, before me the undersigned authority, personally appeared Waleed Khalaf and Nicole Khalaf, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY IN KEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $294,100.00.

Affiant

Sworn and subscribed before me this 22nd day of April, 2016.

Notary

My Commission Expires: 03-07-17

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY