THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16036882** BILL GARRETT, Davidson County Trans:T20160033890 DEEDWARR Recvd: 04/25/16 15:00 2 pgs Fees:13.00 Taxes:592.00 20160425-0040106	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $160,000.00. Affiant Subscribed and sworn to before me, this 22nd day of April, 2016. Notary Public My Commission Expires: 10/18/16 DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Elizabeth Diane O'Brien 853 NORWALK DR Nashville TN 37214-4040	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 108-4-57.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ali K. Abdullah and Zaitoon Z. Tahir, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elizabeth Diane O'Brien and Daniel Patrick O'Brien, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 92, on the plan of Larchwood Subdivision, Section 2, as shown on plat of record in Book 5200, Pages 207 and 208, corrected in Book 5617, Page 208 and Book 5638, Page 483, in the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Ali K. Abdullah and Zaitoon Z. Tahir by Special Warranty Deed from U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2006-CH2, Asset Backed Pass-Through Certificates, Series 2006-CH2, recorded on the 4th day of February, 2010 in Instrument No. 20100204-0009140, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LARCHWOOD SUBDIVISION SECTION 2, as recorded in Plat Book 5200, Page(s) 207 and 208, corrected in Book 5617, Page 208 and Book 5638, Page 483.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 5479, Page 443, Book 5681, Page 532, Book 5688, Page 696 and Book 6011, Page 130.

This is improved property located at 853 NORWALK DR Nashville TN 37214-4040

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of April, 2016.

Ali K. Abdullah

Zaitoon Z. Tahir

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ali K. Abdullah and Zaitoon Z. Tahir, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of April, 2016.

Notary Public

WILLIAM T. CHAPMAN, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018