Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26 day of April, 2016.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 9-11-17
(AFFIX SEAL)

AMY DIETERLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ali K. Abdullah and Zaitoon A. Tahir 2005 Rachels Spring Road Hermitage, TN 37076	New Owner	087-10-B-5.00 CO

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Christina Jovanovic and husband, Bojan Jovanovic

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Ali K. Abdullah and Zaitoon A. Tahir, husband and wife

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. 5 on the Revised Plat for Monticello, a Cluster Lot Development, of record in Instrument No. 20060417-0043313, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Christina Jovanovic and husband, Bojan Jovanovic by Warranty Deed from James Goben, Successor Trustee for the Sterling Family Trust, dated March 11, 2011, of record in Instrument Number 20130220-0016633, Register's Office for Davidson County, TN.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Instrument Number 20060417-0043313, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Instrument Number 20060912-0112994, amended in Instrument Number 20060927-0119791, and Instrument Number 20121212-0114617, Register's Office for Davidson County, Tennessee.
4) Property is subject to a Stormwater Detention Agreement to the Metropolitan Government of record in Instrument Number 20040702-0078871, said Register's Office.
5) Property is subject to an Easement for Sewage Pumps, Sewer Lines, Ingress and Egress to the Metropolitan Government, of record in Instrument Number 20060925-0117948, said Register's Office.
6) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **2005 Rachels Spring Road, Hermitage, TN 37076**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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. 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:T20160036474 DEEDWARR
Recvd: 05/03/16 09:57 2 pgs
Fees:13.00 Taxes:980.50
20160503-0043282

Witness our hand(s) this 25th day of April, 2016.

Christina Jovanovic
Christina Jovanovic

Bojan Jovanovic
Bojan Jovanovic

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Christina Jovanovic and Bojan Jovanovic, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of April, 2016.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076