WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $266666.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 9TH DAY OF JUNE, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 7/6/19

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Complete Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
File # 16-2000B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Abdullah Shamsuddin and Razia Shamsuddin	Peoples Home Equity, Inc	141-06-0D-141.00-CO
3377 Harpeth Springs Drive	1804 Williamson Ct Ste 103	
Nashville, TN 37221-2392	Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

TESFA-ALEM GEBREMESKEL AND ANJA-RIITTA KEKALAINEN, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ABDULLAH SHAMSUDDIN, UNMARRIED MAN AND RAZIA SHAMSUDDIN, UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEE(S), 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 Unit No. 141 on the Plan of Horizontal Property Regime Private Element Plat Riverbridge Community, a Planned Unit Development, of record in Plat at Instrument No. 20030213-0019999, 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 Tesfa-Alem Gebremedkel and Anja Ritta Kekalainen, husband and wife by Warranty deed from Dennis W. Farmer and wife, Linda T. Farmer of record in Instrument No. 20130604-0056080 Register's Office for Davidson County, Tennessee, dated 127,000.00 and recorded on May 29, 2013. Tesfa-Alem Gebremeskel and Tesfa-Alem Gebremedkel are one in the same person. Anja-Riitta Kekalainen and Anja-Ritta Kekalainen are one in the same person.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20030213-0019999, Register's Office of Davidson County, Tennessee.

Boundary Plan of record in Instrument No. 20020709-0082561, in the Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20030205-0016044, Instrument No. 20030303-0027396, Instrument No. 20030806-1111893, Instrument No. 20090317-0023975 and Instrument No. 201003320-0023630, Register's Office for Davidson County, Tennessee.

By-Laws of Riverbridge Community of record in Instrument Number 20030218-0020999, in the Register's Office for DavidsonCounty, Tennessee.

Charter of Riverbridge Community Homeowners Association of record in Instrument Number 20030218-0020998, in the Register's Office for DavidsonCounty, Tennessee.

Quit Claim Deed for common areas to Riverbridge Community Homeowner's Association of record in Instrument Number 20030303-0027395, Instrument No. 20030303-0027398, as amended in Instrument No. 20030806-0111892, Instrument No. 20090317-0023974 and Instrument No. 20100330-0023631, in the Register's Office for DavidsonCounty, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20030205-0016032, amended in Instrument No. 20050520-0056889, Register's Office for Davidson County, Tennessee.

By-Laws of The Townhomes of Riverbridge Homeowners Association, Inc. of record in Instrument Number 20030218-0020987, in the Register's Office for DavidsonCounty, Tennessee.

Davidson County DEEDWARR
Recvd: 06/17/16 09:37 3 pgs
Fees:18.00 Taxes:616.66
20160617-0061466

Charter for The Townhomes of Riverbridge Homeowners Association, Inc. of record in Instrument Number 20030218-0020986, in the Register's Office for DavidsonCounty, Tennessee.

Easement to Comcast of Nashville I, LLC of record in Instrument Number 20121114-0104692, in the Register's Office for DavidsonCounty, Tennessee.

Easements to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument Number 20021217-0155373, in the Register's Office for DavidsonCounty, Tennessee.

Easements to Harpeth Valley Utility District of record in Book 7601, Page 415, in the Register's Office for Davidson County, Tennessee.

Easement of record in Instrument Number 20020912-0110994, in the Register's Office for DavidsonCounty, Tennessee.

Easements to Nashville, Chattanooga and St. Louis Railway of record in Book 1298, Page 244, in the Register's Office for Davidson County, Tennessee.

Stormwater Easement of record in Instrument Number 20021217-0155374, in the Register's Office for DavidsonCounty, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 3377 Harpeth Springs Drive, Nashville, TN 37221-2392

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 9th day of June, 2016.

X Tesfa-Alem Gebremedkel

Tesfa-Alem Gebremedkel

X Anja-Riitta Kekalainen

Anja-Riitta Kekalainen

STATE OF NC

COUNTY OF New Hanover

Personally appeared before me, a Notary Public of said County and State, TESFA-ALEM GEBREMEDKEL AND ANJA-RIITTA KEKALAINEN, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 9th day of June, 2016.

Notary Public

My Commission Expires: 4-20-2019

File #: 16-2000B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

Viraj Parikh
Notary Public
New Hanover County, NC
My Commission Expires 4/20/2019

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE