BILL GARRETT, Davidson County
Trans:T20160059348 DEEDWARR
Recvd: 07/12/16 10:21 2 pgs
Fees:13.00 Taxes:784.40
20160712-0071203

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $212,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of July, 2016.

Notary Public

My commission expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Ashty Abdulla	new owner	**182-06-0A-170.00-CO**
8200 Ramstone Way		
Antioch, TN 37013		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Angel R Santos, unmarried Michelle R Santos

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Ashty Abdulla, unmarried

(hereinafter called the "Grantee"), his 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 Final Plat of Old Hickory Hills, Phase Two- Section One of record in Plat at Instrument No. 20030623-0086188, 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 Angel Santos, unmarried by Warranty deed from The Craig Company of record in Instrument No. 20040329-0034683 Register's Office for Davidson County, Tennessee, dated March 18, 2004 and recorded on March 29, 2004.

This is X improved ☐ unimproved property known as **8200 Ramstone Way, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.
2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.
3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

Subject to all matters shown on the Plan of record as Instrument Number 20030623-0086188, Register's Office of 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 20020116-0006750, as amended by Instrument No. 20101116-0091730 and Instrument No. 20151229-0130686, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons Homeowner's Association Charter of record in Instrument Number 20020123-0009417, in the Register's Office for Davidson County, Tennessee. StormWaterline Easement and Detention Agreement of record in Instrument Number 20010306-0021333 and 20030226-0025749, in the Register's Office for Davidson County, Tennessee. Sanitary Sewer and/or Drainage Easement of record in Instrument Number 20001030-0107214, in the Register's Office for Davidson County, Tennessee. Easement of record in Instrument Number 20020123-0009339, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 5th day of July, 2016.

Angel R Santos

Michelle R Santos

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Angel R Santos and Michelle R Santos, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 7th day of July, 2016.

Notary Public
My Commission Expires: 5/19/20



SolomonParks File No. 2162827