THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 08/17/16 14:27 3 pgs
Fees:18.00 Taxes:610.50
20160817-0086016

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
ZEINAB MUSE and TAWFIC AHMED BINJUUMEL 4000 Anderson Road, Unit 3 Nashville, TN 37217	US Bank Home Mtg 7601 Penn Ave.Ste A1 Richfield, MN 55423	150-07-0-482.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **RUBY LANNEAU HAMMOND and WILLIAM BRETT HAMMOND**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **ZEINAB MUSE and TAWIK AHMED BINJUUMEL, husband and wife,** hereinafter called the Grantee, his heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 540 on the Plan of Towne Village of The Country, Section V, of record in Book 6250, page 783 and 784, Register's Office for Davidson County, Tennessee.

Said Lot No. 540 fronts 55.55 feet on the northerly margin of Towne Village Road and extends back 127.74 feet on the easterly line and 141.90 feet on the westerly line to a broken line in the rear measuring 102.12 feet thereon.

Being the same property conveyed to Stephen Rockford Hammond, by Warranty Deed from John E. Pratt and wife, Gwen M. Pratt, of record in Instrument No. 20050413-0041261, dated 2/4/2005, Register's Office for Davidson County, Tennessee; further conveyed to Stephen Rockford Hammond, Ruby Lanneau Hammond and William Brett Hammond, as joint tenants with right of survivorship, by Quitclaim Deed of record in Instrument No. 20160210-0012637, dated 2/3/2016, Register's Office for Davidson County, Tennessee. Stephen Rockford Hammons now deceased, leaving Ruby Lanneau Hammond and William Brett Hammond as the surviving joint tenants.

This is improved property known as **3416 Towne Village Road, Antioch, Tennessee 37013 .**

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands this **5th** day of **August, 2016**:

Ruby Lanneau Hammond

William Brett Hammond

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **RUBY LANNEAU HAMMOND**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 5th day of August, 2016:

Notary Public

My Commission Expires: 5/23/18

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **WILLIAM BRETT HAMMOND**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 5th day of August, 2016:

Notary Public

My Commission Expires: 5/23/18

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $165,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 5th DAY OF AUGUST, 2016.

Notary Public

My Commission Expires: 2/22/2020

KIMIE PERRY TENNESSEE NOTARY PUBLIC My Comm Exp. FEBRUARY 22 2020 COUNTY OF WILSON

TRUE COPY CERTIFICATION

I, Kimie Perry, 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 TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: 9-4-19
Notary Seal (if on paper)

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY