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# WARRANTY DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $157,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 17TH DAY OF AUGUST, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3-15-20

**THIS INSTRUMENT PREPARED BY**
Jim R. Vanderpool, P.C. DBA VANDERPOOL & PEARMAN, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 16-8412 ABDULKADER J

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| Ridvan A. Abdulkader | SWBC | 173-05-0-A-118.00 CO |
| 1928 Shaylin Loop | 9311 San Pedro #100 | |
| Antioch, TN 37013 | San Antonio TX 78216 | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**MORGAN K. MURPHY, N/K/A MORGAN K. WARD AND OWEN MICHAEL WARD, WIFE AND HUSBAND**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

**RIDVAN A. ABDULKADER, AN UNMARRIED MAN**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1928 Shaylin Loop, Antioch, TN 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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand on the 17th day of August, 2016.

Morgan K. Murphy, n/k/a Morgan K. Ward

Owen Michael Ward

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, MORGAN K. MURPHY, N/K/A MORGAN K. WARD AND OWEN MICHAEL WARD, the bargainor(s), with whom I am personally acquainted (or 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 and official seal at Antioch, Tennessee, this 17th day of August, 2016.

Notary Public

My Commission Expires: 3-15-20

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

BILL GARRETT, Davidson County
Trans:T20160072605 DEEDWARR
Recvd: 08/19/16 12:20 2 pgs
Fees:13.00 Taxes:580.90
20160819-0086940

16-8412 ABDULKADER J

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit 118, BARNES CROSSING, as shown on Exhibit "D" of Instrument No. 20050721-0084791, amended at Instrument No. 20051114-0136938, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property. Being the same property conveyed to Morgan K. Murphy*, unmarried by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, recorded on the 7th day of December, 2006 in Instrument No. 20061207-0151286, in the Register's Office of Davidson County, Tennessee.

*Morgan K. Murphy having since married Owen Michael Ward, is now known as Morgan K. Ward.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

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

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

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Exhibit "D" of Instrument No. 20050721-0084791, re-recorded in Exhibit "D" of Instrument No. 20050805-0092480, amended at Instrument No. 20051114-0136938 and Boundary Plat recorded at Instrument No. 20050128-0010427 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

4. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BARNES CROSSING of record in Instrument No. 20050721-0084791, re-recorded at Instrument No. 20050805-0092480 , as amended by instrument(s) of record in Instrument No. 20051114-0136938 and Instrument No. 20071227-0147998; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

5. Easement for Right of Way, recorded in Instrument No. 20060117-0006147 and 20050811-0095171.

6. Easement for Right of Way/Maintenance, recorded in Instrument No. 20131021-0109630.

7. Easement for the flow of the waters of the Mill Creek, and the rights of the public therein.