This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
2000 Glen Echo Road, Ste 100
Nashville, Tennessee 37215

From Information Furnished by the Parties

MAP & PARCEL: 147070B00900CO

BILL GARRETT, Davidson County
Trans:T20160077293 DEEDWARR
Recvd: 09/02/16 13:08 2 pgs
Fees:13.00 Taxes:377.40
20160902-0092657

NAME & ADDRESS OF NEW OWNER:
Mervet Abuhadba
2138 South Indian Ave.
Chicago, IL 60616

SEND TAX BILLS TO:
Same

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, the undersigned, **PAMELA FREEMAN, UNMARRIED**, "Grantor", have this day bargained and sold and do hereby transfer and convey unto **MERVET ABUHADBA, A MARRIED PERSON**, "Grantee", her heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Unit B-9, Parcel No. 9, in Woodlea Place Townhomes as of record in Book 5050, page 101, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Pamela Freeman, unmarried, by Warranty Deed from Brandy O'Neal (f/k/a Brandy Morton), and husband, Zachary O'Neal, dated March 21, 2013, appearing of record in Instrument No. 20130401-0031629, of the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Plat Book 5050, page 101; Quitclaim Deed for Common Areas of record in Book 5201, page 958; Woodlea Place Townhomes Rules and Regulations of record in Book 6636, Page 970; By-Laws of record in Book 5197, page 585; Declaration of Covenants, Conditions and Restrictions of Woodlea Place Townhomes Subdivision of record in Book 5197, page 544; Restrictions of record in Book 1715, page 537, Book 1850, page 566 and Book 2595, page 381; Storm Water Detention Agreement of record in Book 10010, page 45; Utility Easement of record in Book 3255, page 532; and Restrictions in Deed of record in Book 1629, page 115, Book 1726, page 379, Book 1729, page 195, and Book 4750, page 536; all of the Register's Office for Davidson County, Tennessee.

This is improved property known as 4958 Edmondson Pike B9, Nashville, TN, 37211.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee, her heirs and assigns, forever.

The undersigned covenants with the said Grantee that she is lawfully seized and possessed of said parcel of real estate, and that she has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2016 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds herself, her heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor to the Grantee with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 31st day of August, 2016.

PAMELA FREEMAN

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Pamela Freeman**, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 31st day of August, 2016.

NOTARY PUBLIC
My Commission Expires: 4/20/20

AUDRA D. CROSS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

A F F I D A V I T

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $102,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 31st day of August, 2016.

NOTARY PUBLIC

My Commission Expires: 4/20/20

AUDRA D. CROSS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY