Mail: Elizabeth Calvins
311 Bailey Ln
Pleasant View, TN 37146

This document prepared by (and ~~after recording return to~~):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 5**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**
File Number:	**WWD-3146**

BILL GARRETT, Davidson County
Trans:T20160106063 DEEDWARR
Recvd: 12/02/16 10:23 2 pgs
Fees:13.00 Taxes:518.00
20161202-0126521

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Karzan A. Hasan and Karwan A. Hasan,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Kamuran Hasan, a single person,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 186 on the plan of Kenilworth Estates, Section 4, as of
record in Book 3300, pages 34, 35, and 36, Register's Office for Davidson County, Tennessee.

Said Lot No. 186 fronts 70 feet on the easterly side of Jeffery Drive and extends back 100 feet on the northerly line and 160 feet on the southerly line to a dead line, measuring 92.9 feet thereon.

Being the same property conveyed to Karzan A. Hasan and Karwan A. Hasan by Warranty Deed from Carlos A. Prudenciao and wife, Claudia Benavides Salamanca, dated 10/11/2002 and filed for record on 10/16/2002 in Instrument Number 20021016-0127316, Register's Office for Davidson County, Tennessee.

This is improved property also knowns as 4802 Jeffery Drive, Nashville, Tennessee, 37211.

Map and Parcel: 13413010000

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any 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.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 28th day of November, 2016.

Karzan A. Hasan -Grantor

Karwan A. Hasan -Grantor

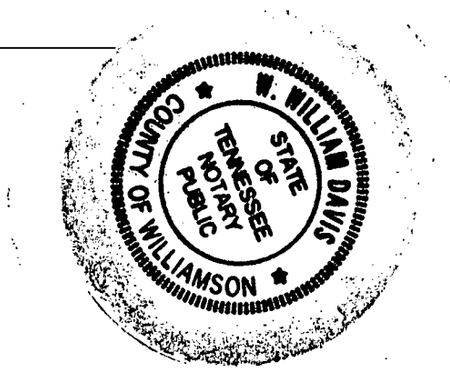
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karzan A. Hasan and Karwan A. Hasan, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 28th day of November, 2016.

NOTARY PUBLIC

My Commission Expires: 12/27/2016

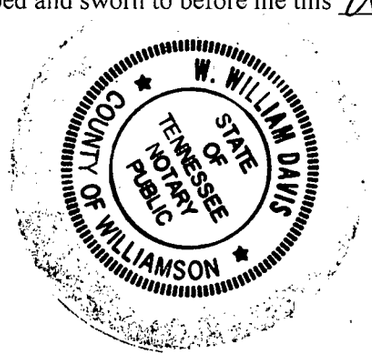


Grantee(s) Name, Address:	Send Tax Statement To:
Kamuran Hasan	Guidance Residential
4802 Jeffery Drive	11107 Sunset Hills Rd., Suite 200
Nashville, TN 37211	Reston, VA 20190

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$140,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 28th day November, 2016.



Affiant

(Seal)

Notary Public

My commission expires:

12/27/2016