WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

Subscribed and sworn to before me, this 30th day of November, 2016

Notary Public

MY COMMISSION EXPIRES: 03-07-17
(AFFIX SEAL)

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa Marie Drake	NFM, Inc. dba NFM Lending	173-09-0A
(NAME)	(NAME)	(MAP)
803 Hobbit Ln	505 Progress Drive, Suite 100	295.00-CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37211-7070	Linthicum, MD 21090	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Adam Mostafa, married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Lisa Marie Drake, unmarried, and Dale Grossman, unmarried, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 276 on the Plan of Phase Four, Lenox Village of record in Plat at Instrument No. 20040806-0094784, 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 Adam Mostafa by Warranty deed from Signature Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20050512-0053914 Register's Office for Davidson County, Tennessee

Christine Mostafa joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of Grantor.

Being also known as 803 Hobbit Ln, Nashville, Tennessee 37211-7070.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 803 Hobbit Ln, Nashville, Tennessee 37211-7070

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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.

BILL GARRETT, Davidson County
Trans:T20160106222 DEEDWARR
Recvd: 12/02/16 12:58 2 pgs
Fees:13.00 Taxes:795.50
20161202-0126724

Witness my/our hand(s) this 30 day of November, 2016.

Adam Mostafa

Christine Mostafa

STATE OF North Carolina
COUNTY OF Mecklenburg

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Adam Mostafa with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath(s) acknowledged himself to be the within named bargainor(s), and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at 8508 Park Rd. Charlotte NC on this the 30 day of November, 2016.

Kimberly Triantis
Notary Public

My Commission Expires: 7/18/21

Kimberly Triantis
Notary Public
Mecklenburg County
North Carolina
My Commission Expires 7/18/21

STATE OF North Carolina
COUNTY OF Mecklenburg

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Christine Mostafa; with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath(s) acknowledged herself to be the within named bargainor(s), and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at 8508 Park Rd, Charlotte, NC, on this the 30 day of November, 2016.

Kimberly Triantis
Notary Public

My Commission Expires: 7/18/21

Kimberly Triantis
Notary Public
Mecklenburg County
North Carolina
My Commission Expires 7/18/21