BILL GARRETT, Davidson County
Trans:T20160106538 DEEDWARR
Recvd: 12/05/16 09:34 3 pgs
Fees:17.00 Taxes:586.26
20161205-0127155

THIS INSTRUMENT PREPARED BY:
PAUL B. PLANT, ATTY. AT LAW
225 MAHR AVENUE
LAWRENCEBURG, TN. 38464
File #161177SM

FROM: DILSHAD RAJAB NIMA, A MARRIED PERSON AND ZIYAD SALIH, A SINGLE PERSON

TO: REBER HASSAN, A MARRIED PERSON AND SALAHADEEN OSMAN, A MARRIED PERSON, EACH A ONE-HALF UNDIVIDED INTEREST AS TENANTS IN COMMON

WARRANTY DEED

For and in consideration of the sum of ONE HUNDRED FIFTY-EIGHT THOUSAND FOUR HUNDRED FORTY-EIGHT AND 73/100---($158,448.73) ---DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, We, DILSHAD RAJAB NIMA, A MARRIED PERSON AND ZIYAD SALIH, A SINGLE PERSON, have bargained and sold, and by these presents, do transfer and convey unto the said REBER HASSAN, A MARRIED PERSON AND SALAHADEEN OSMAN, A MARRIED PERSON, EACH A ONE-HALF UNDIVIDED INTEREST AS TENANTS IN COMMON, their heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more fully described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 2 in the subdivision of part of Lot No. 27 and other lots of the Clifton Plan, which is of record in Book 161, Page 68, Register's Office of Davidson County, TN.

Said part of the said Lot No. 2 begins at the Southeast corner of said Lot No. 2 and runs thence Northwardly along the Westerly margin of Clifton Avenue 50 feet to a point; thence Westwardly 150 feet to a dead line: thence Southwardly 50 feet to a point in the line between Lots Nos. 1 and 2 of said Plan; thence Eastwardly 150 feet to the beginning.

Subject to Plat of record in Book 161, Page 68, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Dilshad Rajab Nima and Ziyad Salih, by Trustee's Deed from Mark Hayes, Trustee of First National Bank dated December 18, 2012 of record in instrument number 20121220-0117530, Register's Office Davidson County, TN.

Title to the aforedescribed property is vested in Dilshad Rajab Nima and Ziyad Salih. Kubar Abdi joins in this instrument for the purpose of conveying any interest she has in said property by reason of her marriage to Dilshad Rajab Nima.

MAP/PARCEL: 09108028500

PROPERTY ADDRESS: 925 40th AVE N, NASHVILLE, TN 37209

To have and to hold the said tract or parcel of land, with the appurtenances, estate title and interest, thereto belonging to the said REBER HASSAN AND SALAHADEEN OSMAN,

their heirs and assigns forever. And we do covenant with the said REBER HASSAN AND SALAHADEEN OSMAN, 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, except all matters on plat as setout above.

And we do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend title to said land to REBER HASSAN AND SALAHADEEN OSMAN, their heirs and assigns against lawful claims of all persons whomsoever.

WITNESS OUR HANDS THIS 2ND DAY OF December, 2016.

DILSHAD RAJAB NIMA

ZIYAD SALIH

KUBAR ABDI

STATE OF TENNESSEE
COUNTY OF Marshall

On this 2ND day of December, 2016, before me personally appeared DILSHAD RAJAB NIMA, to me known or proved to me on the basis of satisfactory evidence to be the person described in and who acknowledged that he executed the foregoing instrument and acknowledged that he executed the same as his free act and deed and for the purposes therein contained and expressed. Witness my hand and seal at the City of Lewisburg, in the State of Tennessee.

SHEILA H. FRISBIE
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

NOTARY PUBLIC
My Commission Expires: 4/2/17

STATE OF TENNESSEE
COUNTY OF Marshall

On this 2ND day of December, 2016, before me personally appeared KUBAR ABDI, to me known or proved to me on the basis of satisfactory evidence to be the person described in and who acknowledged that she executed the foregoing instrument and acknowledged that she executed the same as her free act and deed and for the purposes therein contained and expressed. Witness my hand and seal at the City of Lewisburg, in the State of Tennessee.

SHEILA H. FRISBIE
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

NOTARY PUBLIC
My Commission Expires: 4/2/17

STATE OF TENNESSEE
COUNTY OF MARSHALL

On this 2ND day of DECEMBER, 2016, before me personally appeared ZIYAD SALIH, to me known or proved to me on the basis of satisfactory evidence to be the person described in and who acknowledged that he executed the foregoing instrument and acknowledged that he executed the same as his free act and deed and for the purposes therein contained and expressed. Witness my hand and seal at the City of Lewisburg, in the State of Tennessee.

SHEILA H. FRISBIE STATE OF TENNESSEE NOTARY PUBLIC LAWRENCE COUNTY

NOTARY PUBLIC
My Commission Expires: 4/2/17

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $ 158,448.73, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me this 2nd day of December, 2016.

SHEILA H. FRISBIE STATE OF TENNESSEE NOTARY PUBLIC LAWRENCE COUNTY

NOTARY PUBLIC
My Commission Expires: 4/2/17

NEW OWNER(S): REBER HASSAN AND SALAHADEEN OSMAN
ADDRESS: 129 BRIAN CIRCLE ANTIOCH, TN. 37013

SEND TAX BILLS TO:

SALAHADEEN OSMAN
129 BRIAN CIRCLE
ANTIOCH, TN. 37013

MAIL RECORDED DOCUMENT TO: