BILL GARRETT, Davidson County
Trans:T20160109366 DEEDWARR
Recvd: 12/13/16 11:30 2 pgs
Fees:13.00 Taxes:314.50

20161213-0130585

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $85,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 6th day of December, 2016.

NOTARY PUBLIC

My commission expires: 3-27-18

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Sheila B. Rousey	Hancock Mortgage Partners, LLC	107-05-0A-100.00 CO
(NAME)	(NAME)	
100 Five Oaks Drive, Unit 100	One Sugar Creek Center Blvd. #1000	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Sugar Land, TX 77478	

Warranty Deed

For and in Consideration of the sum of $10.00 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 **Mohamed Aboulkadir Sheikh, a married man,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Sheila B. Rousey , a single woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 100, as shown on the map entitled Five Oaks, Formerly The Meadow, a Planned Unit Development, of record in Plat Book 5200, Page 3 55 , amended in Book 5784, Page 521, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MOHAMED ABOULKADIR SHEIKH, A MARRIED MAN AND SUD I ADAN HASI, A MARRIED WOMAN, by deed from MICHAEL M. CASTELLARIN, AS SUCCESSOR CONSERVATOR FOR THE PROPERTY OF HENDRICK VAN LOON DOUGLAS, of record in Instrument No. 20160323-0027532 , dated March 22, 2016 , said Register's Office.

Further being the same property conveyed to MOHAMED ABOULKADIR SHEIKH, A MARRIED MAN, by quitclaim deed from SUDI ADAN HASI AND HUSBAND, OSMAN BEYNAH BARRE , of record in Instrument No. 20161102-0115943, dated November 2 , 2016 , said Register's Office.

Said property is not the principal residence of the Grantor.

This property is __unimproved _X_improved property known as: 100 Five Oaks Drive, Unit 100, Nashville, TN 37217.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 6th day of December, 2016.

Mohamed Aboulkadir Sheikh

Mohamed Aboulkadir Sheikh

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mohamed Aboulkadir Sheikh, the herein bargainor, 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 for the purposes therein contained.

Witness my hand and official seal, this the 6th day of December, 2016.

Tammy Duncan

Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122