WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170004606 DEEDWARR
Recvd: 01/18/17 09:30 2 pgs
Fees:13.00 Taxes:666.00
20170118-0005177

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$180,000.00.**

Affiant

Subscribed and sworn to before me this 13th day of January, 2017

Notary Public
My Commission expires: (Affix Seal)

DIANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Khalisa Al Mujamai	new owner	150-10-0-040.00
204 Fieldstone Court		
Nashville, TN 37013	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Mourad Taki, unmarried** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Khalisa Al Mujamai, married, and Jihan Al Madhi, unmarried, as Tenants in Common with the Right of Survivorship**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 101, Cherry Hills Subdivision, Section 10B, as of record in Book 5210, Page 139, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mourad Taki from Daryl Spicer by Warranty Deed on June 30, 2016, of record in Instrument Number 20160705-0068644, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 5210, Page 139, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5405, Page 344, Register's Office for Davidson County, Tennessee.
- Easement and Agreement of record in Book 4550, Page 876, Register's Office for Davidson County, Tennessee.

This is improved property known as: **204 Fieldstone Court, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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.

WITNESS our hands this January 13, 2017.

Mourad Taki

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mourad Taki** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 13, 2017

Notary Public

My commission expires 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY