RECORD & RETURN TO:
Midtown Title, LLC
1704 Charlotte Ave., Ste 105
Nashville, TN 37203
File No. M165770

BILL GARRETT, Davidson County
Trans: T20170006128 DEEDWARR
Recvd: 01/23/17 09:51 2 pgs
Fees: 13.00 Taxes: 645.65
20170123-0006899

This Instrument Prepared By:
Adrienne Trammell-Love, Attorney
Advance Title Services, LLC
2000 Glen Echo Rd., Ste. 100
Nashville, Tennessee 37215

From Information Furnished by the Parties

MAP/GROUP/PARCEL 151100A31800CO

NAME & ADDRESS OF NEW OWNER:
Derrick Adom
7061 South Hampton Boulevard
Antioch, Tennessee 37013

SEND TAX BILLS TO:
Caliber Home Loans, Inc
3701 Regent Blvd Ste180
Irving, TX 75063

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **LAHAI A MUSTAPHA AND WIFE, LAVONNE R. MUSTAPHA** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **DERRICK ADOM, A SINGLE MAN,** "Grantee(s)", his heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 243, on the Plat of Phase 3, Villages of Long Hunter, PUD, as shown by plat appearing of record in Instrument Number 200307070093205, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of lot.

Being the same property conveyed to Lahai A. Mustapha and wife, Lavonne R. Mustapha from Tim Piansay, unmarried, by Warranty Deed dated 10/28/2009 in Instrument No. 20091030-0100510, of record in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject property is located in a Planned Unit Development.; Charter of Phase 3, Village of Long Hunter Subdivision Homeowner's Association, of record in Instrument No. 20010531-0056381, Register's Office for Davidson County, Tennessee.; Ingress and Egress Easement for Cemetary 20' wide of record in Deed Book 1101, page 457 and Book 1115, Page 302, Register's Office for Davidson County, Tennessee.; Easements to the Metropolitan Government of Nashville, Davidson County, Tennessee for Water Mains of record in Book 8197, Page 288, Book 8358, Page 91 and Book 8358, Page 94, Register's Office for Davidson County, Tennessee.; Utility Easement to Tennessee Telephone Company of record in Deed Book 9661, page 919, Register's Office for Davidson County, Tennessee.; Transmission Line Easement granted to United States of America of record in Book 2338, Page 466, Register's Office for Davidson County, Tennessee.; Declaration of Taking for 150' wide easement for use by the Tennessee Valley Authority of record in Book 4446, Page 423, Register's Office for Davidson County, Tennessee.; Easement for 6" force main sewer line of record in Instrument No. 20000906-0088272, Register's Office for Davidson County, Tennessee.; Easement for construction maintaining, etc., of the force main and related facilities of record in Instrument No. 20000906-0088271, Register's Office for Davidson County, Tennessee.; Sewer and/or Storm Drainage Easement of record in Instrument No. 20001030-0107415, Register's Office for Davidson County, Tennessee.; Storm Water Detention Agreement of record in Instrument No. 20020718-0086411, Register's Office for Davidson County, Tennessee.; Subject to all matters shown on the Boundary Plat of record in Plat Book 20000207-0012630, and any and all matters shown on plat of record in Instrument No. 20030707-0093205, all in the Register's Office for Davidson County, Tennessee.; Subject to Judgment of record in Book 4535, Page 351, Register's Office Davidson County, Tennessee.; Subject to lien for special assessments as contained in the Declaration of Covenants, Conditions and Restrictions.; Subject to the rights of others in and to the common areas/elements.;

This is improved property known as 7061 South Hampton Boulevard, Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his heirs and assigns, forever.

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The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2016 real property taxes which have been paid by the Grantor(s) and prorated between the parties.

The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 18th day of January, 2017.

Lahai A Mustapha

Lavonne R. Mustapha

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Lahai A Mustapha and Lavonne R. Mustapha, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 18th day of January, 2017.

NOTARY PUBLIC

My Commission Expires: 6-30-18

LISA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 06-30-2018
WILLIAMSON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $174,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Rachel Odom
AFFIANT

Sworn to and subscribed before me this 19th day of January, 2017.

Amanda Vaughn
NOTARY PUBLIC

My Commission Expires: 5/5/2020

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

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