THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 17031119**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $185,000.00. Affiant Subscribed and sworn to before me, this 24th day of April, 2017. Notary Public My Commission Expires:

MELISSA JANSEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

BILL GARRETT, Davidson County
Trans: T20170035254 DEEDWARR
Recvd: 04/26/17 13:47 2 pgs
Fees: 13.00 Taxes: 684.50
20170426-0041051

WARRANTY DEED

Address New Owner: Diyar Bakir 124 Shadow Glen Drive Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161-16-0A-047.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brady Joel Haas and Casey Haas, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Diyar Bakir Bakir and Shanaz Omer Mustafa, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 47, in Building 8, on the Horizontal Property Regime for Townhomes of Shadow Glen, as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248, corrected by Surveyor's Certificate of Correction of record in Instrument No. 20040720-0086707, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to BRADY JOEL HAAS and CASEY HAAS, husband and wife, by deed from SUSAN B. HAMAN and husband, E. MICHAEL HAMAN, wife and husband, of record in Instrument No. 20150421-0035528, dated April 16, 2015, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 161-16-0A-047.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20040315-0029248, corrected in Instrument No. 20040720-0086707 and supplemented in Instrument No. 20040713-0083179, said Register's Office.
Utility Easement of record in Instrument No. 20040917-0112429, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20030903-0127692, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 8064, page 815, said Register's Office.

This is improved property located at 124 Shadow Glen Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of April, 2017.

Brady Joel Haas

Casey Haas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brady Joel Haas and Casey Haas, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of April, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018