BILL GARRETT, Davidson County
Trans:T20170043696 DEEDWARR
Recvd: 05/23/17 10:53 2 pgs
Fees:13.00 Taxes:255.30
20170523-0051076

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,000.00

Affiant

Subscribed and sworn to before me, this 17TH DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: 11/03/15

(AFFIX SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Abdullah Yaba and Bafreen Othman, husband and wife	Abdullah Yaba and Bafreem Othman (NAME)	
4973 Algonquin Trail (ADDRESS)	4973 Algonquin Trail (ADDRESS)	147-03-0B-058.00-CO
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Antioch, TN 37013 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Wida Hamidi, married, taking as separate property, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Abdullah Yaba and Bafreen Othman, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS: UNIT NO. E-15, OF SOUTHERN HILLS CONDOMINIUM CREATED UNDER TITLE 66, CHAPTER 27, SECTION 101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED OF RECORD IN BOOK 6594, PAGE 502, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN EXHIBIT A-1 OF SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF SOUTHERN HILLS CONDOMINIUM AS SET FORTH IN EXHIBIT A-2 OF SAID MASTER DEED FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT

BEING THE SAME PROPERTY CONVEYED TO WIDA HAMIDI, MARRIED, TAKING AS SEPARATE PROPERTY BY SPECIAL WARRANTY DEED FROM WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR OPTION ONE WOODBRIDGE LOAN TRUST 2002-1, ASSET BACKED CERTIFICATES, SERIES 2002-1, OF RECORD IN INSTRUMENT NO. 20150916-0093709, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 09, 2015 AND RECORDED ON SEPTEMBER 16, 2015.

SUBJECT PROPERTY WAS NOT THE MARITAL RESIDENCE OF THE GRANTOR.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

SAYED KAMAL, EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF WIDA HAMIDI, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD IN INSTRUMENT NO. 20170523-0051075, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 370 Wallace Rd. E15 , Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee

WARRANTY DEED
(Continued)

simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hand(s) this 17th day of May, 2017.

Wida Hamidi by Sayed Kamal, his Attorney in Fact

State of Tennessee
County of Davidson

On this 17th day of May, 2017, before me, a Notary Public, in and for said County and State, personally appeared Sayed Kamal, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Wida Hamidi, acknowledged that such persons executed the same as the free act and deed of the said Wida Hamidi.

Witness my hand and seal, this 17th day of May, 2017.

Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

My commission expires:

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072