Prepared by:
Realty Title & Escrow Company, Inc.
1139 NW Broad St Suite 101
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $251,500.00.

Affiant

Subscribed and sworn to before me, this 17 day of June, 2017.

Notary Public
My commission expires: 8/7/19

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

BILL GARRETT, Davidson County
Trans:T20170052354 DEEDWARR
Recvd: 06/19/17 15:21 2 pgs
Fees:13.00 Taxes:930.55
20170619-0061523

13-1705-132841

Address of New Owner:	Send Tax Bills to:	Tax Information:
Tim Branch 607 Elysian Fields Rd Nashville TN 37211	New Owner	133-13-0-004.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mateen Berwari and Omed Abdulsalam Abdulhakim, husband and wife and Saphen Barwarrie, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Tim J. Branch, a single man,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 668, on the Plan of Caldwell Hall, Section VII, of record in Book 3300, Page 19, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mateen Berwari and Omed Abdulsalam Abdulhakim, husband and wife and Saphen Barwarrie by deed from Paul M. Neal and wife, Jean P. Neal, dated August 14, 2001, recorded August 23, 2001, of record in Instrument No. 20010823-0091094, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 607 Elysian Fields Rd, Nashville, TN 37211.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this ____ day of June, 2017.

Mateen Berwari

Omed Abdulsalam Abdulhakim

Saphen Barwarrie

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Mateen Berwari, Omed Abdulsalam Abdulhakim, and Saphen Barwarrie,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Murfreesboro, TN, this 9th day of June, 2017.

State of Tennessee at Large

My Commission expires: 05-19-20

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 05-19-2020