Davidson County DEEDWARR
Recvd: 08/02/17 16:17 5 pgs
Fees:28.00 Taxes:517.63
20170802-0078951

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW17367

Send Tax Bills To:
New Owner

New Owner is:
Samuel E. Hewitt Sr.
843 Netherlands Drive
Nashville, TN 37076

MAP: 075-15-0

PARCEL: 033.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Mohammed Osman, married**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Samuel E. Hewitt Sr., and Jessie L. Hewitt, husband and wife,** hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **843 Netherlands Drive, Nashville, TN 37076**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 29B as shown on the map entitled Zone Lot Division, Lots 29, 30, 32 and 34, Meadows of Tulip Grove, Section 2, of record in Plat Book 6250, Page 754, as amended in Plat Book 6900, Page 127, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Mohammed Osman, married, by Cash Deed for Tennessee from The Secretary of Housing and Urban Development, dated 7/26/11 and recorded 7/28/11 in Instrument Number 20110728-0057818, Register's Office for Davidson County, Tennessee.
âSee also Scrivener's Affidavit recorded 8/10/11 in Instrument Number 20110810-0061648, said Register's Office.

Subject property having never been the residence of Grantor and/or his spouse.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind himself and his heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 31st day of July, 2017.

GRANTOR(S):

Mohammed Hé

MOHAMMED OSMAN

_____

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Mohammed Osman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the _____ day of July, 2017.

_____
NOTARY PUBLIC
My Commission Expires:_____

Please see attached California Acknowledgement

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of SAN FRANCISCO

On 07.31.2017 before me, CHRISTOPHER CALEB MAY NOTARY PUBLIC
Date *Here Insert Name and Title of the Officer*

personally appeared MOHAMMED OSMAN
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

CHRISTOPHER CALEB MAY
Notary Public - California
San Francisco County
Commission # 2186169
My Comm. Expires Mar 11, 2021

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

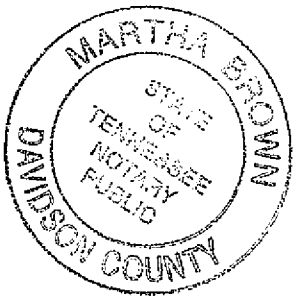
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STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $139,900.00.

AFFIANT

SWORN TO and subscribed before me this .



NOTARY PUBLIC
My commission expires: 7/2/18

True Copy Certification

I, MARTHA BROWN, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, GregoryDVadner, a notary public for this county and state, Martha Brown | who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4.24.19
Notary' Seal (if on paper)

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY