# Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of August, 2017.

NOTARY PUBLIC: Cherie Franklin
MY COMMISSION EXPIRES: 5-30-21
(AFFIX SEAL)

CHERIE FRANKLIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 05-30-2021

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Robert O'Brien and Meghan O'Brien<br>103 Okee Trail<br>Nashville, TN 37013 | Churchill Mortgage Corp.<br>761 Old Hickory Blvd Ste 400<br>Brentwood, TN 37027 | 149.06-0A-103.00 CO |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

**Ammar Yaser Mustafa, unmarried**

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

**Robert O'Brien and Meghan O'Brien, husband and wife**

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Being Unit Number 103, on the plan of phase I, Site Plan Chinquapin, of record in Book 6900, Page 117 and Book 6900, Page 358, Register's Office for Davidson County, Tennessee, to which a plat reference is hereby made for a more complete description.

Being the same property conveyed to Ammar Yaser Mustafa, unmarried by Warranty Deed from Nicole Ross, unmarried, dated June 28th, 2007, of record in Instrument Number 20070703-0079572, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 6900, Page 358 and prior boundary plat of record in Book 6900, Page 117, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 7127, Page 829; as amended in Book 7255, Page 968, Register's Office for Davidson County, Tennessee.
4) Property is subject to HOA Charter of record in Book 7127, Page 806, said Register's Office.
5) Property is subject to By-Laws of record in Book 7127, Page 814, said Register's Office.
6) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **103 Okee Trail, Nashville, TN 37013**
(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 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.

Davidson County DEEDWARR
Recvd: 08/16/17 13:17 2 pgs
Fees:13.00 Taxes:506.90
**20170816-0084160**

Witness my hand(s) this 14 day of August, 2017.

Ammar Yaser Mustafa

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Ammar Yaser Mustafa, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14 day of August, 2017.

NOTARY PUBLIC

My Commission Expires: 5/30/2018

ZACHARY K. WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076

**True Copy Certification**

I, Yvette Meldrum, 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 – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021