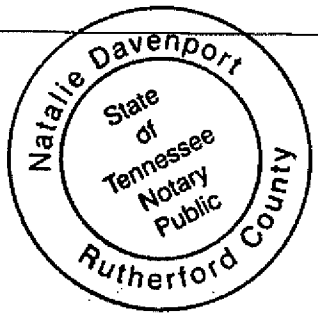
Bill Garrett Davidson County
Batch# 3749 DEEDWARR
09/22/2017 10:31:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20170922-0097393



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Teresa Taylor
Affiant

Subscribed and sworn to before me, this 21st day of September, 2017.

Natalie Davenport
Notary Public

My commission expires: 6/19/21

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
547 N Mt. Juliet Road, Suite 200, Mt. Juliet, TN 37122

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jose Juan Martinez	First Community Mortgage, Inc	164-00-0-156.00
12457 Old Hickory Blvd	262 Robert Rose Drive, Ste 101	
Antioch, TN 37013	Murfreesboro, TN 37167	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Mahmoud Fatheddin, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Jose J Lombera Martinez, married man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING part of Lot No. 54 on the Plan of Cimarron Subdivision of the Issaac Whitworth Property, not of record, described according to a survey made by W. B. Southgate Surveyor, July 9-10, 1941, as follows:

Beginning in the center of Old Hickory Boulevard at a railroad spike located 1133 feet more or less, Northeast of the center line of the Murfreesboro Pike, being a corner of the property conveyed to Virginia H. Reet et al, by deed from May E. Frierson, of record in Book 1306, Page 515, Register's Office for said County, thence with said Reed's Easterly line south 8 1/2 degrees East 596 feet to the Northerly line of Lot No. 7; thence with the Northerly line of Lot Nos. 7 and 8 Eastwardly 334.5 feet to the corner of Lot Nos. 54 and 55; thence with the line between said two lots Northwardly 662 feet to the center of Old Hickory Boulevard; thence with the center of said Boulevard Westwardly 390 feet to the beginning.

SP 11/2015

Return to:
Premier Land Title & Escrow, LLC
611 Potomac Pl. #103
Smyrna, TN 37167

BEING the same property conveyed to Mahmoud Fatheddin, by Warranty deed from Al-Zahra Islamic Center of record in Instrument No. 20090312-0022388 Register's Office for Davidson County, Tennessee, dated February 27, 2009 and recorded on March 12, 2009.

This is not the marital residence of the Grantor or the Grantor's spouse.

This is improved property known as **12457 Old Hickory Blvd, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.
2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.
3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 21st day of September, 2017.

Mahmoud Fatheddin

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Mahmoud Fatheddin, the bargainor(s), with whom I am personally acquainted (or 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 21st day of September, 2017.

Notary Public
My Commission Expires: 4.28.19

GREGORY D. MADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SolomonParks File No. 417054

SP 11/2015

True Copy Certification

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

Natalie Davenport

Signature

State of Tennessee

County of Rutherford

Personally, appeared before me, **Tammy McCauley**, a notary public for this county and state, **Natalie Davenport** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tammy McCauley

Notary Public

My Commission Expires: 8/22/21

Notary Seal

