THIS INSTRUMENT WAS PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File No.: M176949

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $125,000.00

Kayla Holder
Affiant

Subscribed and sworn to before me, this the 29th day of September, 2017.

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Notary Public
My Commission Expires: 3/20/18

Bill Garrett Davidson County
Batch# 8573 DEEDWARR
10/04/2017 03:22:47 PM 3 pgs
Fees: $18.00 Taxes: $462.50

20171004-0101976

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Oday Abdullah 526 Maxine Drive Antioch, TN 37013	Farmington 2002 Richard Jones Rd # 300A Nashville TN 37215	173-I-269.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Cindy L. Dominicus and Rene H. Lopez, wife and husband,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Oday Abdullah, unmarried**, 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:

Land in Davidson County, Tennessee, being Lot No. Lot No. 13-B on the plan of Zone Lot Division, Lots 12, 13, 15 & 16, Section IV, Monte Carlo, as of record in Book 5800, page 242, as amended in Book 6250, page 577, Register's Office for Davidson County, Tennessee, to which plan and amendment references are hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Cindy L. Dominicus and husband, Rene H. Lopez by Warranty Deed from Kenneth Nguyen, married, dated June 15, 2007, recorded June 18, 2007, of record in Instrument No. 20070618-0072625, Register's Office for Davidson County, Tennessee.

This is improved property located at: 526 Maxine Drive, Antioch, TN 37013

This conveyance is made subject to (1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This Instrument was executed on behalf of Rene H. Lopez, by Cindy L. Dominicus pursuant to the Power of Attorney executed by Rene H. Lopez on September 25, 2017, of record in Instrument

No. 20171004-0101975, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

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. Whenever 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, Grantor has executed this instrument on this 29th day of September, 2017.

X Cindy L Dominicus
Cindy L. Dominicus

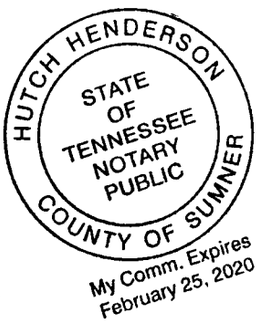
X Rene H Lopez by Cindy L Dominicus attorney in fact
Rene H. Lopez by Cindy L. Dominicus
as his Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

WITNESS my hand and seal at office this 29th day of September, 2017.



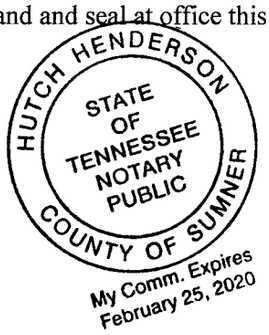
Notary Public
My Commission Expires: 2-25-20

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **Cindy L. Dominicus** pursuant to the Power of Attorney executed by Rene H. Lopez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the execution of the within instrument on behalf of Rene H. Lopez, as Attorney in Fact, as the free Act and Deed of the said Principal(s).

WITNESS my hand and seal at office this 29th day of September, 2017.



Notary Public
My Commission Expires: 2-25-20

EXHIBIT "A"
TO Warranty Deed
From: Cindy L Dominicus and Rene H Lopez
To: Oday Abdullah

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Cindy L Dominicus
Affiant

WITNESS my hand and seal at office this 29th day of September, 2017.

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

Notary Public
My Commission Expires: _____