WARRANTY DEED

Bill Garrett Davidson County
Batch# 9282 **DEEDWARR**
10/06/2017 11:23:05 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20171006-0102873

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 3/15/2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $325,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 5TH DAY OF OCTOBER, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/15/2020

THIS INSTRUMENT PREPARED BY
Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 17-9243 SALIH JV LG

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Hashim J. Salih	Same As Owner	161140A02500CO
100 THIRBLE SPRINGS CT		
Nashville, TN 37211		

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 ACKNOWLEDGE, WE,

ADNAN ABDULLAH ABDULKADER, AND WIFE, HOZAN MUHAMMAD OMAR

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

HASHIM J. SALIH

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 Lot No. 25, Thrible Springs Estates Subdivision, Phase 1, as shown by plat of record in Book 6900, Page 313, 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 Adnan Abdullah Abdulkader, married by Warranty Deed from Daniel S. Ayala and wife, Cynthia S. Ayala, recorded on the 7th day of March, 2006 in Instrument No. 20060307-0025985, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF THRIBLE SPRINGS ESTATES, PHASE 1, as recorded in Plat Book 6900, Page(s) 313 and Boundary Plat recorded in Plat Book 6900, Page 312, Plat Book 7900, Page 738 and Plat Book 7900, Page 861, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7231, Page 59, Book 8655, Page 48 and Book 8676, Page 537, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Charter recorded in Book 7148, Page 179.

f. Quitclaim Deed for Open Space(s) recorded in Book 8655, Page 105.

g. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

h. Property taxes for the current year.

This is improved property known as 100 THIRBLE SPRINGS CT, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Witness our hand on the 5th day of October, 2017.

Adnan Abdullah Abdulkader

Hozan Muhammad Omar

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, ADNAN ABDULLAH ABDULKADER AND HOZAN MUHAMMAD OMAR, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 5th day of October, 2017.

Notary Public

My Commission Expires: _____

File #: 17-9243 SALIH JV LG

RECORD & RETURN TO:

VANDERPOOL, PC

256 SEABOARD LANE, SUITE G104

FRANKLIN, TN 37067