This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW17534

Bill Garrett Davidson County
Batch# 12762 DEEDWARR
10/12/2017 10:49:23 AM 2 pgs
Fees: $13.00 Taxes: $821.40
20171012-0104615

Send Tax Bills To:
New Owner

New Owner is:
Abdulwahab M. Musanur
21 Walden Square Rd., Apt. 616
Cambridge, MA 02140

MAP: 162-06-0

PARCEL: 276.00

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, **Hishyar Ismail**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Abdulwahab M. Musanur and Medina A. Mohammed, 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: **182 Ocala Drive, Nashville, TN 37211**

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. 48, Valley Green, as of record in Book 4460, Pages 96 and 97, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Hishyar Ismail by Warranty Deed from Ocwen Loan Servicing, LLC, dated 1/9/17 and recorded 1/17/17 in Instrument Number 20170117-0004794, Register's Office for Davidson County, Tennessee.

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 11th day of October, 2017.

GRANTOR(S):

HISHYAR ISMAIL

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Hishyar Ismail**, 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 11th day of October, 2017.

NOTARY PUBLIC
My Commission Expires:

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$222,000.00**.

Peter C Barber
AFFIANT

SWORN TO and subscribed before me this 11th day of October, 2017.

NOTARY PUBLIC
My commission expires:

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021