This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

Recording Information:

SEND TAX BILL TO:
ADDRESS NEW OWNER:
Mohamed Issack Hassan
1036 Flintlock Court
Nashville, Tennessee 37217.

MORTGAGEE:
Premier Ventures LLC
PO Box 2312
Antioch, TN 37011

Bill Garrett Davidson County
Batch# 46179 DEEDWARR
01/09/2018 02:23:30 PM 2 pgs
Fees: $13.00 Taxes: $758.50
20180109-0002971

MAP PARCEL: 135160A11900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Julia Denzil Simpson**, a single person, hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Mohamed Issack Hassan**, a single person, hereinafter called the "GRANTEE", his 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. 19 on the Plan of Subdivision for Tracts, 8, 9 and 10, of Nashboro Village, as of record in Book 5200, pages 186 to 189, inclusive, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Julia Denzil Simpson and Ginna York Hampton, as tenants in common with right of survivorship, by Deed of record in Instrument No. 20110303-0017249, and further to Julia Denil Simpson by Quitclaim Deed from Ginna York Hampton dated September 20, 2017, of record in Instrument No. 20170921-0096953, all recorded in the Register's Office for Davidson County, Tennessee.

Julia Denzil Simpson and Julia Denil Simpson are one and the same person.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:
Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Subject to all of those facts, conditions and limitations shown on the Plat of record in Book 5200, page 186, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.
Subject to all covenants, subdivision restrictions, easements and other matters of record in Plat Book 5200, page 186, said Register's Office.
Charter contained in an instrument of record in Book 5516, page 419, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
Subject to an easements set forth in instruments of record in 4821, page 111; Book 437, page 14; Book 3955, page 180; Book 4588, page 473, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.
Subject to Covenants, Condition and restrictive covenants contained in an instrument of record in Trust Deed Book 4827, page 14; Book 5465, page 561; Book 5588, page 429; Onstrument No. 20001031-0108075; Instrument 20150914-0093006; and Instrument No, 20160516-0048519 said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
Subject to Unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments which an accurate and complete survey would disclose.
Subject to Master Homeowner Association, and Nashboro Woods HOA dues and fees of record in Register's Office for said County.

This is improved property known as 1036 Flintlock Court, Nashville, Tennessee 37217.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEE", his heirs and assigns, forever, and,

GRANTOR, does covenants with the said "GRANTEE" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and 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.

WITNESS my hand this the 3rd day of January, 2018.

Julia Denzil Simpson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Julia Denzil Simpson, a single person, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 3rd day of January, 2018.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON
MY COMMISSION EXPIRES: JUNE 25, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $205,000.00.

AFFIANT

Subscribed and sworn to before me on this 3rd day of January, 2018.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON
MY COMMISSION EXPIRES: JUNE 25, 2019

CERTIFICATION

I do hereby make oath that I am 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.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
On this 3 day of JANUARY 2018, personally appeared before me, a notary public for this county and state, Caitlyn Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON
MY COMMISSION EXPIRES: JUNE 25, 2019