Box 14
30360-4

WARRANTY DEED

Bill Garrett Davidson County
Batch# 47341 DEEDWARR
01/16/2018 08:51:05 AM 2 pgs
Fees: $13.00 Taxes: $555.00
20180116-0004058

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$150,000.00.**

Affiant

Subscribed and sworn to before me, this the 11th day of January, 2018.

Notary Public

My commission expires: 1/17/21
(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Yasir Fawzi Abbas	**SWBC Mortgage Corporation**	**148-00-0-043.00**
2145 Antioch Pike	**9311 San Pedro Avenue, Suite 100**	
Antioch, TN 37013	**San Antonio, TX 78216**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Wurya A. Shwani and wife, Mahabad Salih Mohammed

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

Yasir Fawzi Abbas, an unmarried man

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 the Second Civil District of Davidson County, Tennessee, according to a survey made by James L. Murphy, Jr. and Company, Surveyors, dated March 27, 1961, formerly a portion of the Dr. George Charlton property, more particularly described as follows:

BEGINNING at a point in the southwesterly margin of Antioch Pike at an iron pin; thence southeasterly along the margin of Antioch Pike a distance of 519.18 feet to an iron pin; thence North 87° 16 minutes West a distance of 102.52 feet to a point in the center line of Mill Creek; thence along the center line of Mill Creek North 37° 52 minutes West a distance of 72.6 feet to a point; thence along the center line of Mill Creek North 68° 15 minutes West a distance of 240.0 feet to a point; thence still along the center of Mill Creek North 77° 25 minutes West a distance of 189.8 feet to a point; thence still along the center line of Mill Creek South 87° 34 minutes West a distance of 7.28 feet to a point; thence North 49° 30 minutes East a distance of 219.32 feet to the point of beginning. Said tract of land contains 1.10 acres, more or less.

BEING the same property conveyed to Wurya A. Shwani and wife, Mahabad Salih Mohammed by deed dated November 22, 2004, from Jacqueline Owens, Executrix, Jasper Hutcheson Estate of record in Instrument No. 20041129-0141154, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **Subject to the flow of Mill Creek over so much of the premises as lies therein.**

This is improved property, known as **2145 Antioch Pike, Antioch, TN 37013**

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 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. 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/our hand(s) this **11th** day of **January, 2018.**

Wurya A. Shwani

Mahabad Salih Mohammed

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Wurya A. Shwani and wife, Mahabad Salih Mohammed,** the within named sellers, with whom I am personally acquainted (or proved to me 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 Nashville, Tennessee, this **11th** day of **January, 2018.**

Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY