WARRANTY DEED

Bill Garrett Davidson County
Batch# 52908 DEEDWARR
01/30/2018 10:23:19 AM 2 pgs
Fees: $13.00 Taxes: $677.10

20180130-0009334

Y-VRES-17-1821

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEPHANIE DOME
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mlat Abdulrahman and Beyan Mehmet	**New Owner**	
(NAME)	(NAME)	
1821 Shaylin Loop		**173-05-0A-158.00-CO**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **REGENA MONROE, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MLAT ABDULRAHMAN AND BEYAN MEHMET, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being all of Unit No. 158 (One Hundred Fifty-Eight) on the Final Plat of Barnes Crossing, Phase I, according to plan of record in Instrument Number 20050721-0084791, in Instrument Number 20050805-0092480, and in Instrument Number 20051114-0136938, and further amended in Instrument Number 20071227-0147998, of the Register's Office of Davidson County, Tennessee, to witch plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Regena Monroe by Warranty deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20101209-0098146 Register's Office for Davidson County, Tennessee, dated December 03, 2010 and recorded on December 09, 2010.

This conveyance is subject to:
- All matters as shown on the P.U.D. Boundary Plat of record in Instrument No. 20050128-0010427, in the Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Barnes Crossing and By-Laws appended thereto, of record in Instrument Number 20050721-0084791, as re-recorded in Instrument No. 20050805-0092480, and amended in Instrument No. 20051114-0136938 and Instrument No. 20071227-0147998, Register's Office for Davidson County, Tennessee.
- Easement to Metro of record in Instrument Number 20050721-0084791 and Instrument No. 20050811-0095171, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20131021-0109630, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1821 Shaylin Loop, Antioch, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 26th DAY OF JANUARY, 2018.

Regena Monroe

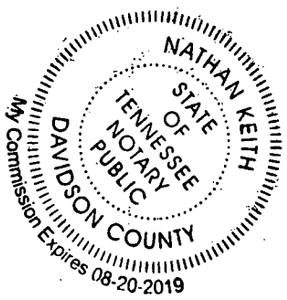
Regena Monroe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REGENA MONROE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of January, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212