Midtown Title, LLC
313 E. Main Street, Suite 2
Hendersonville, TN 37075

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-1632

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $372,000.00

Affiant

Subscribed and sworn to before me this the 8th day of March, 2018

Notary Public
My Commission Expires: 3/8/2021

C. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

Bill Garrett Davidson County
Batch# 67707 DEEDWARR
03/12/2018 09:59:56 AM 2 pgs
Fees: $13.00 Taxes: $1,376.40
20180312-0022982

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Selam K. Abdullah Neam G. Abdurrahman Newar S. Kerim 4860 Myra Drive Hermitage, TN 37076	SWBC Mortgage Corporation P.O. Box 11733 Newark, NJ 07101	087-09-077

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Capitol Homes, Inc., a Tennessee Corporation**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Selam K. Abdullah and Neam G. Abdurrahman, husband and wife, and Newar S. Kerim, an unmarried man, as joint tenants**, 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 Davidson County, Tennessee, being all of Lot No. 22, Final Plat of New Hope Estates, Phase One, as the same appears on survey and plat of record in Plat Book 9700, Page 319, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lots.

Being the same property conveyed by Warranty Deed from Tenn. Contractors, Inc., a Tennessee corporation to Capitol Homes, Inc., a Tennessee corporation, as recorded on the 26th day of May, 2017 in Instrument No. 20170526-0052712 and Warranty Deed from Lane Family Partners, L.P., a Tennessee Limited Partnership to Tenn. Contractors, Inc., a Tennessee corporation, as recorded on the 17th day of September, 1999 in Deed Book 11665, Page 821, in the Register's Office of Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **4860 Myra Drive, Hermitage, TN 37076**.

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of March, 2018.

Capitol Homes, Inc., a Tennessee Corporation

By: Larry J. Hasty
Larry J. Hasty, Authorized Signor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Larry J. Hasty, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Authorized Signor of Capitol Homes, Inc., the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of March, 2018.

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

C. M. Corriveau
Notary Public
My Commission expires: 3/8/2021