Prepared by:
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Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $412,000.00

Affiant

Subscribed and sworn to before me, this 14 day of March 2018.

Notary Public

My commission expires: 2.9.19

CARLA R. DILLARD
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

Bill Garrett Davidson County
Batch# 70209 DEEDWARR
03/16/2018 12:35:19 PM 2 pgs
Fees: $13.00 Taxes: $1,524.40
20180316-0025103

Address of New Owner:	Send Tax Bills to:	Tax Information
Hakim T. Gerki 3540 Fair Meadows Dr. Nashville TN 37211	Same	180 04 0B 122.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($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 John McRae and Cindy McRae, husband and wife, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Hakim Gerki and Havin Hameed, husband and wife, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being all of Lot No. 132, on the Final Plat of Brookview Forest, Phase IV, of record in Instrument No. 20061107-0138639, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to John McRae and Cindy McRae, husband and wife, by Warranty Deed from Drees Premier Homes, Inc. of record in Instrument No. 20090608-0052747 and dated May 29, 2009.

This conveyance is made subject to the following: 1) 2018 taxes, a lien which are not yet due and payable. 2) All matters appearing on the plan of Brookview Forest, Phase IV, of record in Instrument No. 20061107-0138639, Register's Office for Davidson County, Tennessee. 3) Right-of-Way Easement of record in Book 8404 Page 676. 4) Storm Water Detention Agreement Easement of record in Instrument No. 20021007-0121969. 5) Declaration of Covenants, Conditions, and Restrictions and Reservation of

Easements for Brookview Forest Subdivision of record in Instrument No. 20030829-0125803, as amended in Instrument No. 20050505-0050962. 6) Charter of Homeowner's Association of record in Instrument No. 20030918-0138293.

This property is improved property known as 3540 Fair Meadows Dr., Nashville, Tennessee 37211

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 14 day of March, 2018.

John McRae, by Diana Richards
his attorney-in-fact

John McRae, by Diana Richards
His Attorney-in-fact

Cindy McRae, by Diana Richards
her attorney-in-fact

Cindy McRae, by Diana Richards
Her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 14 day of March, 2018, before me personally appeared Diana Richards to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of John McRae and Cindy McRae acknowledged that such person executed the same as the free act and deed of John McRae and Cindy McRae.

Sheri Engel
Notary Public

My Commission expires January 5, 2020

SHERI ENGEL
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

FILE NO: 10471