


<p>WARRANTY DEED</p> <p>Bill Garrett Davidson County Batch# 116385 DEEDWARR 07/13/2018 02:35:10 PM 2 pgs Fees: \$13.00 Taxes: \$2,405.00</p>  <p>20180713-0068330</p>	<p>STATE OF TENNESSEE COUNTY OF DAVIDSON</p> <p>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS \$650,000.00.</p> <p style="text-align: right;"><i>Melissa Janson</i> Affiant</p> <p>My Commission Expires 07-06-2020</p> <p>DAVIDSON COUNTY NOTARY PUBLIC</p> <p>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JULY, 2018.</p> <p style="text-align: center;"><i>[Signature]</i> Notary Public</p> <p>MY COMMISSION EXPIRES: <u>07/06/20</u> (AFFIX SEAL)</p>
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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)
Rahaman Suara and Zulfat Suara	New Owners	
(NAME)	(NAME)	
725 Cliffview Rd		141-00-0-004.10
(ADDRESS)	(ADDRESS)	
Bolivar, TN 38008		
(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, **SAMIR EL-BORNO, Married**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RAHAMAN SUARA AND ZULFAT SUARA, 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:

Land in the 9th Civil District of Davidson County, Tennessee, on the Hooten-Hows Road, being a portion of a 108.5 acre tract as of record in Book, 106, page 431, Register's Office for said County, also of record in Will Book 51, page 484, in the Office of the County Court Clerk's Office for said County and described according to a copy of a survey made in September, 1964, by S. H. Hutchison, as follows:

Beginning at a point in the center line of Hooten-Hows Road, at the southeast corner of a 2.58 acres, more or less, conveyed to Charles Kelley and wife, by deed from Agnes Hows Archey, as of record in Book 3804, page 719; thence along Kelley's easterly line crossing through an iron stake in the north margin of said Road, North 32 deg. West 566.6 feet, more or less, to the southeasterly corner of the T. Braswell lands; being a stake at hackberry pointers; the northwesterly corner of this lot, and the most northerly corner of Kelley's lot; thence with Braswell's line, North 2 deg. 30 min. East 23 feet to a stake in said Braswell's line at hackberry pointer; thence leaving Braswell's line, North 57 deg. East 137 feet, more or less, to a stake; thence South 32 deg. East 584 feet to the point in the center of Hooten-Hows Road, passing through an iron stake on the north margin thereof; thence with the centerline of said Hooten-Hows Road, South 57 deg. West 150 feet to the point of beginning, containing 2 acres, more or less.

Being the same property conveyed to Samir El-Borno by Quitclaim deed from Zulfat Suara and spouse, Rahaman Suara of record in Instrument No. 20170628-0064840 Register's Office for Davidson County, Tennessee, dated June 26, 2017 and recorded on June 28, 2017.

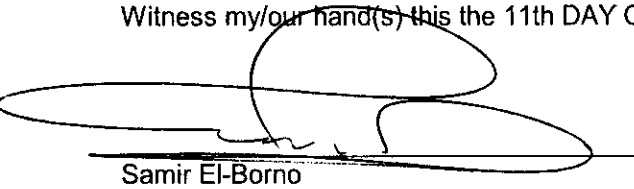
This conveyance is subject to:

- Taxes for the year 2018, a lien not yet due and payable.
- Agreement for Installation of Grinder Pump-Pressure Sewer System of record in Instrument Number 20171010-0103710, 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: **7988 Hooten Hows Rd, Nashville, Tennessee 37221.**

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 11th DAY OF JULY, 2018.

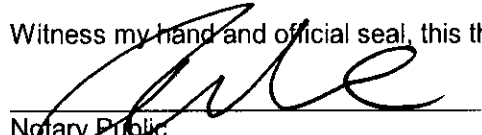


Samir El-Borno

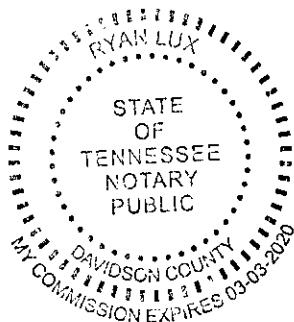
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SAMIR EL-BORNO, the within named bargainer, 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 11th of July, 2018.



Notary Public
My Commission Expires: _____
(SEAL)



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