ADDRESS NEW OWNER: Meran Abdullah

312 Bristol Mountain Court
Antioch, TN 37013

SEND TAX BILL TO:

Bill Garrett Davidson County
Batch# 123559 DEEDWARR
08/01/2018 03:24:00 PM 2 pgs
Fees: $13.00 Taxes: $975.32

20180801-0075385

MAP-PARCEL NOS. 135-14-0A-022.00

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Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

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# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Andrew Haire and Chelsea Haire, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Meran Abdullah, a married man** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Phase Two, Pinnacle Point Subdivision of record in Plat Book 6900, Pages 140 and 141 and corrected by Surveyor's Certificate of Correction in Book 7205, Page 145, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Andrew Haire and Chelsea Haire, husband and wife, as tenants by the entirety, from Chelsea Pate n/k/a Chelsea Haire, by Quitclaim Deed recorded June 6, 2016, in Instrument No. 20160606-0056636, Register's Office for Davidson County, Tennessee.

This is property with a common address of 312 Bristol Mountain Court, Antioch, TN 37013.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been paid by Grantor at closing.(2) All matters appearing on the Plan of record in Plat Book 6900, Pages 140 and 141, Register's Office for Davidson County, Tennessee. See also Scrivener's Affidavit in Book 7205, Page 145, said Register's Office.(3) Declaration of Covenants, Conditions, and Restrictions in Book 7032, Page 733; Corrected in Book 7065, Page 959; Amended in Book 7067, Page 739; Supplemented and Amended in Book 10097, Page 390, Nullification in Instrument No. 20010504-0046047; additional Restrictions in Book 6405, Page 169,; Book 7032, Page 746; and Instrument No. 20010504-0046048, said Register's Office.(4) Stormwater Detention Agreement of record in Book 6594, Page 983, said Register's Office.(5) Easement to South Central Bell Telephone Company in Book 6803, Page 287, said Register's Office.(6) Stormwater Detention and Joint Maintenance Agreement in Book 6865, Page 79, said Register's Office.(7) Deed to Metro for Sewer Easement in Book 6974, Page 977, said Register's Office.(8) Quitclaim Deed to Homeowners Association for Open Space in Book 7032, Page 730, said Register's Office.(9) Articles of Incorporation for Homeowner's Association in Book 7058, Page 234, said Register's Office.(10) Deed to Metro for Sewer for Phase 2 in Book 7097, Page 59; Deed in Book 7097, Page 68, said Register's Office.(11) Deed to Metro for Water Mains for Phase 2 in Book 7097, Page 188, said Register's Office.(12) Storm Water Detention Agreement in Book 10752, Page 463, said Register's Office.(13) Surveyor's Certificate of Correction in Book 7205, Page 145, said Register's Office. (13)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-VRES-18-0312

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 30th day of July 2018.

Andrew Haire

Chelsea Haire

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Andrew Haire and Chelsea Haire, husband and wife,** with whom I am personally acquainted, or who 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 office this 30th day of July 2018.

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV 4 202[illegible]

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is ~~$268,600.00~~ $263,600.00

Affiant

Subscribed and sworn before me this 30th day of July 2018.

Notary Public
My Commission Expires: _____

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

File No. 1807K193