Bill Garrett Davidson County
Batch# 124885 DEEDWARR
08/06/2018 12:34:08 PM 2 pgs
Fees: $13.00 Taxes: $1,369.00
20180806-0077026

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF RUTHERFORD** The actual consideration or value, whichever is greater, for this transfer is $370,000.00. Affiant Subscribed and sworn to before me, this 2nd day of August, 2018. Notary Public My commission expires:

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
1535 W. Northfield Blvd, Ste 2, Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Idris Ahmed Mustafa and Cevahir Mustafa	**SWBC Mortgage Corp**	**172-04-0A-130.00-CO**
1284 Brentwood Highlands Drive	**9311 San Pedro #100**	
Nashville, TN 37211	**San Antonio, TX 78216**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, We,

Aveena Binave and Salim Binave, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Idris Ahmed Mustafa and Cevahir Mustafa, husband and wife

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Highlands of Brentwood (formerly Brentwood Heights) of record in Plat at Instrument No. 2001092-00101749, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Aveena Binave and Salim Binave by Quitclaim deed from Salim Binave of record in Instrument No. 20121227-0119042 Register's Office for Davidson County, Tennessee, dated December 26, 2012 and recorded on December 27, 2012.

This is improved property known as **1284 Brentwood Highlands Drive, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. .
2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.
3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 2nd day of August, 2018.

Aveena Binave

Salim Binave

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Aveena Binave and Salim Binave, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 2nd day of August, 2018.

Notary Public
My Commission Expires: 4/16/21

SolomonParks File No. 18-001354-527

