THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P18-24958

KASEY KELCHNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 12-20-2020

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 275,000.00.

Karam Abdurahman Waisy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF Aug 2018.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 129118 DEEDWARR
08/15/2018 10:03:38 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20180815-0080635

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karam Abdurahman Waisy	SWBC Mortgage	MAP 182-01-0A
920 Morning Road	9311 Scenic Pt, #100	PARCEL -089.00-CO
Cane Ridge, TN 37013	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Derron L. Sluser, joined by his spouse, Nicole Sluser**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Karam Abdurahman Waisy and Rezan Saleem, husband and wife, and Ahmed Duski, a married man**

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 Lot No. 107 on the Plan of Phase One, Section Two, Sunset Hills, RS-10 Subdivision - Cluster Lot Option, A Planned Unit Development, of record in Plat at Instrument No. 20071220-0146323, 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 Derron L. Sluser by Warranty deed from H & J Builders, Inc., A Tennessee Corporation of record in Instrument No. 20080827-0088160 Register's Office for Davidson County, Tennessee, dated August 25, 2008 and recorded on August 27, 2008. Nicole Sluser, spouseof Derron L. Sluser, joins in this conveyance.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2018 (2) all matters shown on the Plan of record as Instrument Number 2007122-00146323; (3) the Covenants, Conditions and Restrictions of record in Book 5894, Page 186, Book 5388, page 713, Instrument No. 20070605-0067129, supplemented in Instrument No. 20110203-0009586; (4) Charter of HOA of record in Instrument Number 20070605-0067128; (5) Storm Water Detention Agreement of record in Instrument Number 20060406-0039475 and Instrument No. 20071010-0120325; (6) Conveyance of open space to HOA of record in Instrument Number 20080211-0013604; (7) Right of Way Easement to United Telephone Company of record in Instrument Number 20071109-0132386; (8) Underground Sanitary Sewer Line Easement of record in Instrument Number 20070710-0082048; (9) Subject to rights of others in and to the common areas and/or elements; (10) All visible easements; (11) All applicable governmental and zoning regulations.

This is IMPROVED property known as **920 Morning Road; Cane Ridge, TN 37013.**

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. 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 our hands this the 13th day of August, 2018.

Derron L. Sluser

Nicole Sluser

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Derron L. Sluser** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 13th day of August, 2018.

My Commission expires: 1-6-20

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Nicole Sluser** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 13th day of August, 2018.

My Commission expires: 1-6-20

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public