WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 135905 **DEEDWARR**
09/04/2018 10:34:48 AM 2 pgs
Fees: $13.00 Taxes: $1,061.53

20180904-0087099

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $286,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF AUGUST, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 18-9594

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Le Nga Buasa and Thang Awi	First Community Mortgage	
263 Richbriar Rd.	375 Robert Rose Drive	14801013800
Nashville, TN 37211	Murfreesboro TN 37129	

FOR AND IN 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 ACKNOWLEDGE, WE,

MOHAMMAD O. ABDULJABBAR*, UNMARRIED AND KADER M. OMAR AND WIFE, ZILAN KESTAY**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LE NGA BUASA AND THANG AWI, HUSBAND AND WIFE

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. 260 on the Plan of Hillbrook, Section 5, as of record in Book 3700, Page 73, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed by Quitclaim Deed from Katherine Goodson, Trustee to Mohammed O. Abduljabbar, married*, and Kader M. Omar, unmarried, as joint tenants with right of survivorship as recorded on the 29th day of April, 2003 in Instrument No. 20030429-0057093; Quitclaim Deed from Kamuran M. Omar to Mohammad O. Abduljabbar, as recorded on the 17th day of January, 2001 in Instrument No. 20010117-0005193 and Warranty Deed from John C. Simmons and wife, Mary Ellen Simmons to Kamuran M. Omar and Mohammad O. Abduljabbar, as recorded on the 24th day of March, 1998 in Deed Book 10850, Page 882, in the Registers Office of Davidson County, Tennessee.

** The wife of Mohammed O. Abduljabbar, Leyla A husain, having since died on August, 8, 2011*

*** Zilan Kestay, wife of Kader M. Omar, joins in this conveyance to transfer to any and all interest she may have in said property to the Grantees*

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HILLBROOK, SECTION 5, as recorded in Plat Book 3700, Page(s) 73.
4. Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 4031, Page 160.
5. Easement Agreement as set forth in instrument recorded in Book 7992, Page 694.

This is improved property known as 263 Richbriar Rd., Nashville, TN 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 30th day of August, 2018.

MOHAMMADO ABDULJABBAR

Mohammad O. Abduljabbar

Kader M. Omar

Kader M. Omar

Zilan Kestay

Zilan Kestay*

**Zilan Kestay, wife of Kader M. Omar, joins in this conveyance to transfer to any and all interest she may have in said property to the Grantees*

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, MOHAMMAD O. ABDULJABBAR, AND KADER M. OMAR AND ZILAN KESTAY, the within named grantors, with whom I am personally acquainted (or who proved to me their identity 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 Franklin, Tennessee, this 30th day of August, 2018.

Notary Public

My Commission Expires: 3-15-2020

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020