Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brent

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 142181 DEEDWARR
09/18/2018 10:35:46 AM 2 pgs
Fees: $13.00 Taxes: $1,794.50

20180918-0092467

B-RFH-18-2824

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 10-3-2018
(AFFIX SEAL)

KRISTEN JACOBY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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)
Hussain Alhamar	Envoy Mortgage, LTD	
(NAME) **2824 Brentwood Knoll Court**	(NAME) 10496 Katy Freeway, Suite 250	**172-15-0C-013.00-CO**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) Houston, TX 77043	
(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, **CATHY BUI, UNMARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HUSSAIN ALHAMAR, A SINGLE MAN,** 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 Davidson County, Tennessee, being Lot No. 13 on the Plan of Phase One, Brentwood Knoll of record in Plat at Instrument No. 20080522 0052623, 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 Hang Bui, unmarried by Warranty deed from Abdul S. Wahidi and wife, Marzia Wahidi, of record in Instrument No. 20160224-0017688 Register's Office for Davidson County, Tennessee, dated February 23, 2016 and recorded on February 24, 2016.

Being the same property conveyed to Cathy Bui by QuitClaim Deed from Hang Bui, unmarried of record in Instrument No. 20180501-0040840 Register's Office for Davidson County, Tennessee, dated April 27, 2018 and recorded on May 01, 2018.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20080522-0052623, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20120416-0032221, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20051230-0156498, 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: **2824 Brentwood Knoll Court, Nashville, Tennessee 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 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 14th DAY OF SEPTEMBER, 2018.

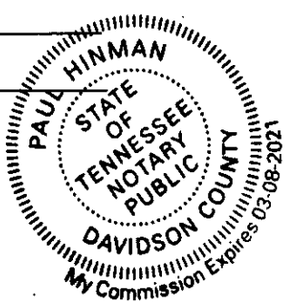
Cathy Bui

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CATHY BUI, the within named bargainor, 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 14th of September, 2018.

Notary Public
My Commission Expires: _____
(SEAL)



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Nashville, TN 37212