STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson DO

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

Karen Y Johnson Davidson County
Batch# 144135 DEEDWARR
09/24/2018 09:27:30 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50
20180924-0094147

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of September, 2018.

Notary Public
MY COMMISSION EXPIRES: 8/10/2020
File No. G18-3082

CHERYL ANGELA FIGLIO STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires 08-10-2020

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ghiath Yahya Yahya and Zainab Abdulhamid Mahmood (NAME)	Cardinal Financial Company, Limited Partnership (NAME)	181-01-0A-126.00-C
6745 Sugar Hill Dr. (STREET ADDRESS)	3701 Arco Corporate Drive, STE 200 (STREET ADDRESS)	
Nashville TN 37211 (CITY) (STATE) (ZIP)	Charlotte, NC 28273 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Kirmanj Gundi, a single person, and Falaknaz Gundi, a single woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ghiath Yahya Yahya, a married man, and Zainab Abdulhamid Mahmood, a single woman**, 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. 180 on the Plan of Sugar Valley, Section 4, a Planned Unit Development, of record in Instrument Number 20000523-0051444, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Kirmanj Gundi and wife, Falaknaz Gundi by Warranty Deed dated January 20, 2003 from Lifestyle Homes G.P., a Tennessee General Partnership, recorded January 28, 2003, in Instrument Number 20030128-0011443, in the Register's Office of Davidson County, Tennessee. The said Kirmanj Gundi and wife, Falaknaz Gundi having since divorced. See Final Judgment in the Fouth Circuit Court for Davidson County, Tennessee as Docket No. 16D-1620 filed on April 5, 2017.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument Number 20000523005144, Register's Office for Davidson County, Tennessee.
2. Subject to Boundary Survey Plat of record in Book 9700, Page 374, Register's Office for Davidson County, Tennessee.
3. Subject to the Covenant, Condition, or Restriction, recorded in Book 11069, Page 14, Instrument Number 20005230051637, Register's Office for Davidson County, Tennessee.
4. Charter of Homeowner's Association of record in Book 11069, Page 6, Register's Office for Davidson County, Tennessee.
5. Bylaws of record in Book 11069, Page 24, Register's Office for Davidson County, Tennessee.

6. Common Area conveyed to Homeowner's Association of record in Instrument Number 201305230052431, Register's Office for Davidson County, Tennessee.
7. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 6745 Sugar Hill Drive, 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, 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. Whenever 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 20th day of September, 2018.

Kirmanj Gundi

Falaknaz Gundi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of September, 2018, before me personally appeared Kirmanj Gundi and Falaknaz Gundi, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 20th day of September, 2018.

Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY