This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-2957

Karen Y Johnson Davidson County
Batch# 153782 DEEDWARR
10/24/2018 12:32:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20181024-0105428

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $240,000.00

Affiant

Subscribed and sworn to before me, this the 18th day of October, 2018

Notary Public
My Commission Expires: 3/10/21

LAURIE DAMEWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 03-10-2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Amer Al Nuaimi and Hameedah Alward 3409 Cainbrook Xing Antioch, TN 37013	Reliant Bank 1736 Carothers Pkwy Brentwood TN 37027	164-13-B-7.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Walter Leon Joslin Jr. and Gara Carlnesa Harris Joslin, husband and wife,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Amer Al Nuaimi and Hameedah Alward, husband and wife,** hereinafter called the Grantee(s), his/her/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. 7, on the plan of Section Six, Asheford Crossing, of record in Instrument No. 20001010-0100374, in the Register's Office 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 Walter Leon Joslin, Jr. and Gara Carlnesa Harris Joslin, married by Cash Deed for Tennessee from the Secretary of Housing and Urban Development, of Washington, D.C., dated June 26, 2009, recorded June 30, 2009, of record in Instrument No. 20090630-0060676, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **3409 Cainbrook Xing, Antioch, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2019, and thereafter, a lien not yet due and payable. The 2018 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of October, 2018.

GRANTOR:

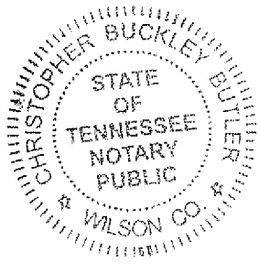
Walter Leon Joslin Jr.

Gara Carlnesa Harris Joslin

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Walter Leon Joslin, Jr. and Gara Carlnesa Harris Joslin, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of October, 2018.



Notary Public
My Commission expires: 9-20-21

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

