HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

WARRANTY DEED

B-BR-18-04016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

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)
Salim Ismael and Sebar Mohammed Hasan	Movement Mtg	
(NAME)	(NAME)	
4016 Shadowbrook Trail	824 Calvin Hall Rd	164-13-A-50.00CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Indian Land, SC 29707	
(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, **CARL GRAVES AND WIFE, ANNA GRAVES,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SALIM ISMAEL AND SEBAR MOHAMMED HASAN, HUSBAND AND WIFE,** 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. 41 on the Plan of Treehaven Subdivision, Phase Three, of record in Instrument No. 20040913-0110149, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Carl Graves and wife, Anna Graves by Warranty Deed from Michael E. Duke and spouse, Tammy Duke, recorded August 1, 2006 in Instrument No. 20060801-0093099, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 3, TREEHAVEN, as recorded in Instrument No. 20040913-0110149, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 11588, Page 484, Book 11669, Page 376, Instrument No. 20010308-0021946, 20010504-0046260 and 20030527-0071168, Register's Office for Davidson County, Tennessee.
- Charter of Homeowner's Association of record in Book 11648, Page 660 and Instrument No. 20010326-0028531, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreements as set forth in instrument recorded in Instrument Nos. 20000113-0004777 and 20030128-0158502, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer of record in Instrument No. 20000913-0091249, 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: **4016 Shadowbrook Trail, Antioch, Tennessee 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 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.

Karen Y Johnson Davidson County
Batch# 156139 **DEEDWARR**
11/02/2018 10:40:40 AM 2 pgs
Fees: $13.00 Taxes: $950.90

20181102-0108782

Witness my/our hand(s) this the ~~30th~~ 31 ST DAY OF OCTOBER, 2018.

Carl Graves

Anna Graves

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARL GRAVES, 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 30th of October, 2018.

Notary Public
My Commission Expires: 12/12/18
(SEAL)

ISAGANI NEBRIDA GARCIA
Commission # 2092118
Notary Public - California
Los Angeles County
My Comm. Expires Dec 12, 2018

CALIFORNIA

STATE OF ~~TENNESSEE~~ LOS ANGELES
COUNTY OF ~~DAVIDSON~~

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANNA GRAVES, 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 30th of October, 2018.

Notary Public
My Commission Expires: 12/12/18
(SEAL)

ISAGANI NEBRIDA GARCIA
Commission # 2092118
Notary Public - California
Los Angeles County
My Comm. Expires Dec 12, 2018

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212