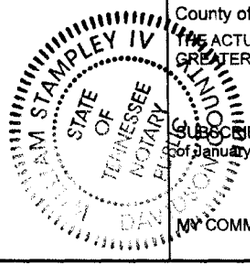
Karen Johnson Davidson County
Batch# 189006 DEEDWARR
01/28/2019 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $730.75
20190128-0008195

WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of January, 2019

Notary Public

MY COMMISSION EXPIRES: 9/6/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Patrick Casey	New Owner	173050a27600co
(NAME)	(NAME)	
1905 Shaylin Loop		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Haval Abdulqader and wife, and Sipan Hammed,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Patrick Casey, a single man,** 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:

Being all of Unit No. 276 (Two Hundred Seventy Six) on the Plan of Barnes Crossing, A Planned Unit Development, as shown by Master Deed of record in Instrument No. 20050721-0084791, and Amended of record in Instrument No. 20051114-0136938, said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Haval Abdulqader , by deed of record in Instrument No. 20150708-0066408, Register's Office for Davidson County, Tennessee and further conveyed to Haval Abdulqader and wife, Sipan Hammed by Quit Claim Deed of record in Instrument No. 20150805-0077753, said Register's Office.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 1905 Shaylin Loop, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hands this 25th day of January, 2019.

Haval Abdulqader

Sipan Hammed

State of Tennessee
County of Davidson

Personally appeared before me Haval Abdulqader and Sipan Hammed, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of January, 2019.

Notary Public
My Commission Expires: _____

File No.: 13676



True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

