WHEN RECORDED RETURN TO

Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-19-4926

WARRANTY DEED

Karen Johnson Davidson County
Batch# 270349 DEEDWARR
08/13/2019 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20190813-0080479

G-CL-19-1817

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 3-1-2023 (AFFIX SEAL)

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF PERRY

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)
Rebin Omer and Shilan Babiry	United Whole Mortgage,LLC	
(NAME) **1817 Champions Drive**	(NAME) 585 South Blvd E	**172-08-0B-045.00-CO**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) Pontiac, MI 48341	
(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, **CHRISTINE A. WATT, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **REBIN OMER AND SHILAN BABIRY, AS JOINT TENANTS WITH THE RIGHTS OF SURVIVORSHIP,** 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. 45 on the Plan of Final Plat, Phase Two, Bridle Downs (Formerly Forest Acres Section Three Phase One) of record in Plat Book 7900, Page 241, 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 Christine A. Watt, unmarried by Warranty deed from Virginia B. Higgins-Cannady, unmarried of record in Instrument No. 20120424-0034783 Register's Office for Davidson County, Tennessee, dated April 19, 2012 and recorded on April 24, 2012.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 241, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 545, and 701-703 and Surveyor's Certificate of Correction recorded in Book 8169, Page 240 and Book 8577, Page 220, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7448, Page 772, as amended in Book 8814, Page 631, Book 9818, Page 68 and Book 9873, Page 497, Register's Office for Davidson County, Tennessee.
- By-Laws of HOA of record in Book 8814, Page 639, in the Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Book 8814, Page 604, in the Register's Office for Davidson County, Tennessee.
- Deed of common areas to HOA of record in Book 8838, Page 983, in the Register's Office for Davidson County, Tennessee.
- Sewer Easement of record in Book 7977, Page 477 and Book 7977, Page 485, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 7266, Page 813, 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: **1817 Champions Drive, 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 9th DAY OF AUGUST, 2019.

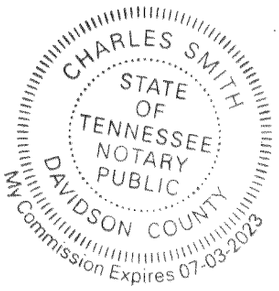
Christine A. Watt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTINE A. WATT, 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 9th of August, 2019.

Notary Public
My Commission Expires: 7/3/2023
(SEAL)



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

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

