WARRANTY DEED

ADAM HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

Y-BM-19-320

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $311,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 5/3/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 271447 **DEEDWARR**
08/14/2019 12:38:12 PM 2 pgs
Fees: $13.00 Taxes: $1,152.55

20190814-0081245

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Mahmood Salih Mohammed Moslim Mohammed Solav Mohammed	**Cardinal Financial Company, Limited Partnership DBA Peoples Home Equity**	
(NAME)	(NAME)	**183-05-0A-356.00-CO**
320 Catspaw Court	**PO Box 961292**	
(ADDRESS)	(ADDRESS)	
Cane Ridge, TN 37013	**Fort Worth, TX 76161-0292**	
(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, **JENNIFER N. LYLES AND NICHOLAS C. LYLES, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MAHMOOD SALIH MOHAMMED, A MARRIED MAN AND MOSLIM MOHAMMED, A MARRIED MAN AND SOLAV MOHAMMED, A SINGLE WOMAN, AS TENANTS IN COMMON,** 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. 105 on the Plan of Phase 3, Section 9, October Woods, R10 Residential P.U.D. of record in Plat at Instrument No. 20020916-0112495, 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 Jennifer N. Lyles and Nicholas C. Lyles, wife and husband by Warranty deed from Sinthala Phanthavongsa and Michelle Phanthavongsa, husband and wife of record in Instrument No. 20130904-0093297 Register's Office for Davidson County, Tennessee, dated August 16, 2013 and recorded on September 04, 2013.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20020916-0112495, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the P.U.D. Boundary Plat of record in Plat Book 7900, Page 909, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 9840, Page 276, made applicable to Section 9 in Instrument No. 20020917-0113276, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5047, Page 656 and Book 5047, Page 661, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 9840, Page 267, in the Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Book 9840, Page 259, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Open Space to HOA of record in Instrument Number 20071221-0146548, in the Register's Office for Davidson County, Tennessee.
- Right of Way to Metrp of record in Book 8443, Page 75, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20130904-0093297 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: **320 Catspaw Court, Cane Ridge, 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.

Witness my/our hand(s) this the 12th DAY OF AUGUST, 2019.

Jennifer N. Lyles

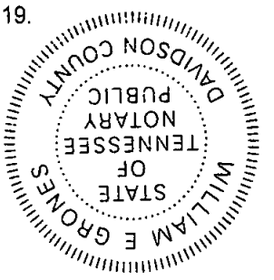
Nicholas C. Lyles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER N. LYLES, 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 12th of August, 2019.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NICHOLAS C. LYLES, 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 12th of August, 2019.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



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