WARRANTY DEED

Karen Johnson Davidson County
Batch# 284443 DEEDWARR
09/11/2019 03:39:04 PM 2 pgs
Fees: $13.00 Taxes: $592.00

20190911-0092133

Y-VRES-19-106

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

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)
Kasar S. Abdulla	**New Owner**	
(NAME)	(NAME)	**147-12-A-106.00CO**
1116 Crestfield Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **GAYLE FERGUSON REED, UNMARRIED AND BRENDA GAYLE FERGUSON REED, EXECUTOR OF THE ESTATE OF JAMES ROBERT FERGUSON AKA JAMES R. FERGUSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KASAR S. ABDULLA, MARRIED,** 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 Unit No. 106 on the Plan of Northcrest, Phases One & Two, a Private Element Horizontal Property Regime, as shown in Exhibit "A" of the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20040615-0070835, as amended in Instrument No. 20040722-0087737, Instrument No. 20050228-0021538, Instrument No. 20060628-0077585 and Instrument No. 20121113-0104425, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Declaration, as amended, reference to which is hereby made for more complete details of said Unit and the Condominium, the rights and obligation of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being the same property conveyed to James R. Ferguson, an unmarried man and Gayle Ferguson Reed, unmarried, by Special Warranty Deed from Gallardia Properties, LLC, a limited liability company, recorded March 12, 2007 in Instrument No. 20070312-0030390, Register's Office for Davidson County, Tennessee. James R. Ferguson having since died on January 26, 2019 devising his interest in said property to said Brenda Gayle Ferguson Reed aka Gayle Ferguson Reed per Last Will and Testament of record in Case No. 19P469 in the Seventh Circuit Court of Davidson County, Tennessee Probate Division. The said Gayle Ferguson Reed does hereby execute this Deed individually and in her capacity as the Executor of the James Robert Ferguson aka James R. Ferguson Estate to convey any and all interest the Estate may have in said property.

This conveyance is subject to:
- Covenants, Conditions and Restrictions of record in Instrument No. 20040615-0070835, as amended in Instrument No. 20040722-0087737, Instrument No. 20050228-0021538, Instrument No. 20060628-0077585 and Instrument No. 20121113-0104425, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument No. 20040615-0070834, Regsiter's Office for Davidson County, Tennessee.
- Policies and Rules and Regulations of record in Instrument Nos. 20170124-0007624, 20170714-0071121, 20181005-0099369 and 20170714-0071122, 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: **106 Northcrest Commons Circle, 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 5th DAY OF SEPTEMBER, 2019.

Gayle Ferguson Reed

Gayle Ferguson Reed

Estate of James Robert Ferguson aka James R. Ferguson

BY: Brenda Gayle Ferguson Reed

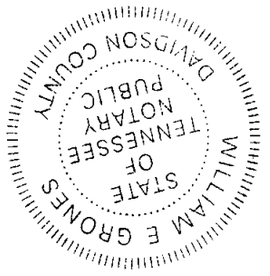
Brenda Gayle Ferguson Reed
Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GAYLE FERGUSON REED, 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 5th of September, 2019.

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

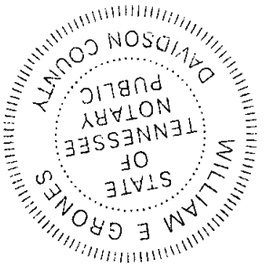


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRENDA GAYLE FERGUSON REED, EXECUTOR of the ESTATE OF JAMES ROBERT FERGUSON AKA JAMES R. FERGUSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 5th of September, 2019.

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



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