WARRANTY DEED

Karen Johnson Davidson County
Batch# 292278 DEEDWARR
09/27/2019 10:53:26 AM 2 pgs
Fees: $13.00 Taxes: $762.20

20190927-0098493

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 4-13-22 (AFFIX SEAL)

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD EXP. 4-13-2022

JM-CC-19-4028

~~Record and Return To:~~
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

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)
Mutwakel Hassan Abdalla Elmalo	New	
(NAME)	(NAME)	**15-14-0A-025.00**
4028 Calumet Drive	Owner	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **CURTIS RAY MCAFEE AND SHANDELL L MCAFEE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MUTWAKEL HASSAN ABDALLA ELMALO, UNMARRIED,** 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. 25 on the Plan of Final Plat Calumet, Phase Two of record in Plat Book 7900, Page 367, 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 Curtis Ray McAfee and wife Shandell L. McAfee, as tenants by the entirety by Special Warranty deed from Green Tree Servicing LLC, successor in interest to Conseco Finance Servicing Corporation of record in Instrument No. 20030728-0105057 Register's Office for Davidson County, Tennessee, dated July 18, 2003 and recorded on July 28, 2003.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Book 7900, Page 367, Register's Office for Davidson County, Tennessee.
- P.U.D. Boundary Plat of record in Book 6900, Page 649, Register's Office for Davidson County, Tennessee
- Covenants, Conditions and Restrictions of record in Book 7566, Page 664, Book 8602, Page 716, and Book 9751, Page 92, Register's Office for Davidson County, Tennessee.
- Subject to By-Laws of Calumet Homeowner's Association, Inc., of record in Book 11356, Page 224, Register's Office for Davidson County, Tennessee.
- Subject to Charter of Calumet Homeowner's Association, Inc., of record in Book 7572, Page 594 and amended in Book 7682, Page 564, Register's Office for Davidson County, Tennessee.
- Charter of Calumet Estates Owners Association, Inc. of record in Book 11356, Page 218, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 7538, Page 676, in the Register's Office for Davidson County, Tennessee.
- Deeds of Conveyance of record in Book 7797, Page 469 and Book 7797, Page 500, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20060719-0087002 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: **4028 Calumet Drive, 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.

Witness my/our hand(s) this the 20th DAY OF SEPTEMBER, 2019.

Curtis Ray McAfee

Shandell L McAfee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CURTIS RAY MCAFEE, 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 20th of September, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHANDELL L MCAFEE, 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 20th of September, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
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Nashville, TN 37212