Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
19-2286TN

Karen Johnson Davidson County
Batch# 353373 DEEDWARR
02/04/2020 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20200204-0013090

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd day of February, 2020.

Notary Public

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO TENN.

Commission Expiration: 9-18-23

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Drew J. Prawel and Sarah J. Prawel 695 Huntington Parkway Nashville, TN 37211	Loandepot.com, LLC 4800 N. Scottsdale Rd. ~~SAME AS NEW OWNER~~ Ste 3800 Scottsdale, AZ 85251	161-6-097.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Adla Ahmed Mustafa, unmarried** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Drew J. Prawel and Sarah J. Prawel, Husband and Wife** 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:

Property known as 695 Huntington Parkway Nashville, TN 37211, County of Davidson

Being Lot No. 73 on the Plan of Huntington Park, Section One as of record in Book 4175, Page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Adla Mustafa, by Divorce Decree (Civil Action No. 14D10) from Omer Ahmed Suleyman, dated 12/19/2014 and recorded 10/05/2015 in Instrument No. 20151005-0101196, Register's Office for Davidson County, Tennessee.

Also being the same property previously conveyed to Omer Ahmed Suleyman and Adle Ahmed Mustafa, husband and wife, joint tenants with the right of survivorship, by Special Warranty Deed from Bank of New York as Trustee for the Certificate Holders, CWABS, Inc. Asset-Backed Certificated, Series 2004-7, dated 09/14/2007 and recorded 10/04/2007, Instrument No. 20071004-0118401, Register's Office for Davidson County, Tennessee. The said Adle Ahmed Mustafa was incorrectly referred to as "Adle" Ahmed Mustafa and should actually be "Adla" Ahmed Mustafa.

Also being the same property previously conveyed to Bank of New York as Trustee for the Certificate Holders, CWABS, Inc. Asset-Backed Certificated, Series 2004-7, by Trustee's Deed from Aaron Squyers as Successor Trustee for America's Wholesale Lender, dated 08/30/2004 and recorded 06/13/2007 in Instrument No. 20070613-0070622, Register's Office for Davidson County, Tennessee.

Tax Map and Parcel ID is as follows 161-6-097.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all

applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 695 Huntington Parkway, Nashville, TN 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 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 unemcumbered, 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 hand this 3rd day of February, 2020.

Adla Ahmed Mustafa

Adla Ahmed Mustafa

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of February, 2020, before me personally appeared **Adla Ahmed Mustafa**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 3rd day of February, 2020.

Notary Public

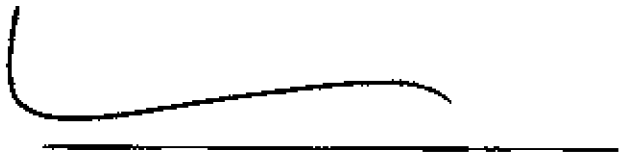
Commission Expiration: 9-18-22

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

LTE File No.: 19-2286TN

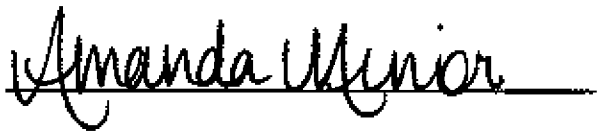
Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.



State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

