Prestige

File No. 280300141

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MARCH, 2008.

Notary Public

MY COMMISSION EXPIRES: 5/24/2008 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 04/07/08 15:09 2 pgs
Fees:13.00 Taxes:1369.00
20080407-0035210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margie Hieter	Margie Hieter	171040A03900CO
(NAME) 5420 Brownstone Drive	(NAME) 5420 Brownstone Drive	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	
(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 considerations, the receipt of which is hereby acknowledged, We, Muhammad M. Al-Kaylani and wife, Nadia K. Al-Guboori, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Margie Hieter, an unmarried woman, hereinafter called the grantee(s), Her heirs and assigns, a 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. 84 on the Plan of Brownstone Subdivision, Section One, a Planned Unit Development, of record in Plat Book 9700, Page 496, page 497, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Muhammad M. Al-Kaylani and wife, Nadia K. Al-Guboori, by warranty deed from Phillip A. Gelda and wife, Denise B. Gelda, of record in Instrument No. 20030924-0141880, Register's Office for Davidson County, Tennessee, dated September 23, 2003.

Subject to all matters as set forth per Plat Book 9700, Page 496 and 497, Register's Office of said County.

Restrictive covenants of record in Book 10658, page 952, Book 11276, page 618, and Instrument No. 2001011800-05696, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 5420 Brownstone Drive, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), Her 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), Her 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 hands this 21st day of March, 2008.

Muhammad Alkylani By Fawwaz Alkyyali
Muhammad M. Al-Kaylani,
By: Fawwaz Al-Kayyali, Attorney-in-Fact

Nadia Alguboori By Fawwaz Alkyyali
Nadia K. Al-Guboori
By: Fawwaz Al-Kayyali, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Fawwaz Al-Kayyali, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-Fact** of Muhammad M. Al-Kaylani and Nadia K. Al-Guboori and is authorized by them to execute this instrument as their free act and deed on this 3/21/2008.

My Commission Expires:.

, Notary Public.

Witness my hand at office this 21st day of March, 2008.

Commission expires:

K. THOMAS SIDWELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN. My Commission Expires NOV. 8, 2008

Notary Public

K. THOMAS SIDWELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN. My Commission Expires NOV. 8, 2008

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RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027