WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JANUARY, 2009.

Notary Public

MY COMMISSION EXPIRES: 3/20/2010

(AFFIX SEAL)

LaTrece McAdoo Notary Public My Comm. Exp 03/20/2010 State of TENNESSEE Davidson County

BOX 13 # 14706

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Seyran T. Ismail	Countrywide Bank, FSB	162-07-192
(NAME)	(NAME)	
62 Ocala Drive	2021 N. Gallatin Rd. Ste 280	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Shivan Ismail and wife, Rijeen Sadilluh, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Seyran T. Ismail and Barzan W. Mustafa,* 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: * wife AND husband

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Whittemore Valley, Section 2-A, of record in Plat Book 6250, page 611, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Shivan Ismail, married, by deed of record in Instrument No. 200708140097052, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Rijeen Sadilluh joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐

This is improved ☒ property, known as 62 Ocala Drive, Antioch, TN 37013

(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 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 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 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.

Davidson County DEEDWARR
Recvd: 01/27/09 11:06 2 pgs
Fees:13.00 Taxes:438.45
20090127-0007020

Witness my hand this 16th day of January, 2009.

_____

* Shivan Ismail
Shivan Ismail

_____

* Rijeen SADULLAH
Rijeen Sadilluh

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shivan Ismail and Rijeen Sadilluh with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of January, 2009.

Commission expires: 3/20/2010

LaTrece McAdoo
Notary Public

