SIDWELL, BARRETT & WELCH, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

(3)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,900.00

Kim Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2010.

Notary Public

MY COMMISSION EXPIRES: 6-20-11
(AFFIX SEAL)

HOLLY M. PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 102
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bouchaib Chanaoui	Regions Bank d/b/a Regions Mortgage	136-6-99
(NAME)	(NAME)	
117 Islandia Drive	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Birmingham, AL 35244	
(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, Nikki A. Jones and Qourtnay Phillips, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bouchaib Chanaoui and Khadija Bekkar 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:

Land in Davidson County, Tennessee, being Lot No. 332 on the Plan of Priest Lake Park- Section 5, which is of record in Book 4460, pages 174, 175 and 176, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to William B. Martin, by deed of record in Book 10239, Page 266, Register's Office for Davidson County, Tennessee. William B. Martin having since died testate leaving Nikki A. Jones and Qourtnay Phillips as his sole heirs at law reference Docket No. 09P1461, Probate Division, Davidson County, Tennessee.

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

This instrument is executed on behalf of Nikki A. Jones by Dianne S. Martin as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20100601-0041902 in the Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Qourtnay Phillips by Dianne S. Martin as his Attorney InFact pursuant to recorded Power of Attorney of record in Instrument No. 20100601-0041903 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 117 Islandia Drive, Nashville, TN 37217
(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.

BILL GARRETT, Davidson County
Trans:T20100032832 DEEDWARR
Recvd: 06/01/10 13:58 2 pgs
Fees:13.00 Taxes:536.13
20100601-0041904

Witness our hands this 27th day of May, 2010.

Nikki A. Jones by Dianne S. Martin, her attorney in fact

Qourtnay Phillips by Dianne S. Martin, his attorney in fact

STATE OF TENNESSEE

COUNTY OF

On this the 27th day of May, 2010, before me personally appeared Dianne S. Martin, the person who executed the foregoing instrument on behalf of Nikki A. Jones and who acknowledged that she executed the same as the free act and deed of the said Nikki A. Jones, through Power of Attorney granted she by the said Nikki A. Jones.

Witness my hand and official seal at Nashville, Tennessee this 27th day of May, 2010.

Commission expires:

Victor Hazelwood State of Tennessee Notary Public My Comm. Exp. 3/3/2014 Davidson County

Notary Public

STATE OF TENNESSEE

COUNTY OF

On this the 27th day of May, 2010, before me personally appeared Dianne S. Martin, the person who executed the foregoing instrument on behalf of Qourtnay Phillips and who acknowledged that she executed the same as the free act and deed of the said Qourtnay Phillips, through Power of Attorney granted she by the said Qourtnay Phillips.

Witness my hand and official seal at Nashville, Tennessee this 27th day of May, 2010.

Commission expires:

Victor Hazelwood State of Tennessee Notary Public My Comm. Exp. 3/3/2014 Davidson County

Notary Public