WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,500.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JANUARY, 2011.

_____
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

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

BOX 13
16116

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
Adel A. Alrubeai	Regions Bank d/b/a Regions Mortgage	175-1-1
(NAME)	(NAME)	
5609 Murphywood Crossing	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	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, Aida Kapetanovic (F.K.A. Aida Brcic) and Zekija Filipovic, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Adel A. Alrubeai, 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. 75 on the plan of Ashford Crossing, Section Three of record in Book 9700, page 545, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Aida Brcic and Kemal Filipovic and wife, Zekija Filipovic, by deed of record in Instrument No. 20010515-0050159, Register's Office for Davidson County, Tennessee. Kemal Filipovic having since died. Aida Brcic now known as Aida Kapetanovic.

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

This instrument is executed on behalf of Aida Kapetanovic and Zekija Filipovic by Emir Kapetanovic as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20110121000595 8, in the Register's Office for Davidson County, Tennessee.

Emir Kapetanovic 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 5609 Murphywood Crossing, 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.

BILL GARRETT, Davidson County
Trans:T20110004205 DEEDWARR
Recvd: 01/21/11 10:25 2 pgs
Fees:13.00 Taxes:579.05
20110121-0005959

Witness our hands this 19th day of January, 2011.

Emir Kapetanovic

Emir Kapetanovic

Aida Kapetanovic by Emir Kapetanovic his Atty-in-fact

Aida Kapetanovic

Zekija Filipovic by Emir Kapetanovic Our Atty-in-fact

Zekija Filipovic

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 19th day of January, 2011, before me personally appeared Emir Kapetanovic, the person who executed the foregoing instrument on behalf of Aida Kapetanovic and Zekija Filipovic and who acknowledged that he executed the same as the free act and deed of the said Aida Kapetanovic, through Power of Attorney granted him by the said Aida Kapetanovic and Zekija Filipovic.

AND

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

Witness my hand and official seal at Nashville, Tennessee this 19th day of January, 2011.

Commission expires:

Notary Public

Victor Hazelwood State of Tennessee Notary Public My Comm. Exp. 3/3/2012 Davidson County