WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130102343 DEEDWARR
Recvd: 12/05/13 14:28 2 pgs
Fees: 13.00 Taxes: 425.50

20131205-0124115

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
March 3, 2015

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Emily Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of November, 2013

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 3-30-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Berivan Yahya and Nashwan Alothman	New Owner	150 14 0A 012.00
(NAME)	(NAME)	
4029 Calumet Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Clifford Donoho and Kathy Donoho, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Berivan Yahya and Nashwan Alothman, 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. 12 on the Plan of Calumet, Phase 1 of record in Plat Book 6900, Page 673, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Clifford Donoho and wife, Kathy Donoho by Warranty Deed from William J. Neville, Jr. dated December 21, 2000, of record in Instrument No. 20010103-0000846, and re-recorded in Instrument No. 20010424-0040598, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 4029 Calumet Drive, Antioch, TN 37013

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, has 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.

Witness our hands this **27th** day of **November, 2013**

Clifford Donoho

Kathy Donoho

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Clifford Donoho and Kathy Donoho,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **27th** day of **November, 2013**

ISAAC RANDOLPH, III
MY COMMISSION # DD 985647
EXPIRES: April 26, 2014
Bonded Thru Notary Public Underwriters

Notary Public

My commission expires: _____