WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140024918 DEEDWARR
Recvd: 04/14/14 09:06 2 pgs
Fees:13.00 Taxes:432.90

20140414-0030816

STATE OF TN
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of April, 2014.

Notary Public

MY COMMISSION EXPIRES: 5-3-16

(AFFIX SEAL)

KIMIE PERRY NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY COMMISSION EXPIRES: 5-3-2016

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Maythem Ahmed Alkanani	Maythem Ahmed Alkanani	14906008000
(NAME)	(NAME)	
336 Franklin Limestone	336 Franklin Limestone	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(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, **Hancy G. Heimberger, unmarried and Gisele Cherasard, unmarried**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Maythem Ahmed Alkanani**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, TN, being Lot No. 93 on the plan of Pebble Trail, Section Three, of record in Plat Book 7900, Page 149, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Hancy G. Heimberger and Gisele Cherasard by Deed from Javad Salimi, dated 07/28/2000 and filed for record on 08/03/2000 in Instrument 200008030077363, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 7900, Page 149, said Register's Office.
Restrictions of record in Book 8276, Page 900, said Register's Office.
Deed of Conveyance of record in Book 9835, Page 144, said Register's Office.
Deed of Conveyance of record in Book 9835, Page 152, 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 5041 Countryside 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 GRANTEE(S), their heirs and/or 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), their heirs and/or 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 11th day of April, 2014.

* _____ Hancy G. Heimberger

* _____ Gisele Cherasard

State of Florida
County of Brevard.

Personally appeared before me Hancy G. Heimberger and Gisele Cherasard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of April, 2014.

* _____
Notary Public
My Commission Expires: 4/17/2015

MARIO AYALDE
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE057146
Expires 4/17/2015

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122