WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140069102 DEEDWARR
Recvd: 09/16/14 11:10 2 pgs
Fees:13.00 Taxes:632.70
20140916-0084751

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: February 22, 2016.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Omer Arab Ahmed	Omer Arab Ahmed	174-11-0A/159.00
(NAME)	(NAME)	
320 Camille Court	320 Camille Court	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(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, **Hishyar Ismail, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Omer Arab Ahmed and wife, Ronahi Ahmed**, 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. 447 on the Plan of Cane ridge Farms Section two of record in Instrument No. 20020821-0101307, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Hishyar Ismail, married by Cash Deed for Tennessee from Alphonso Jackson, Secretary for Secretary of Housing and Urban Development, dated March 5, 2007 and filed for record March 12, 2007 in Instrument No. 20070312-0030117 in the Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

The current years taxes have been prorated and assumed by the Grantee(s).

Subject to Declaration of Covenants, Conditions an Restrictions of record in Instrument No. 20000905-0087103, Instrument No. 20001204-0119093, 20010815-0088370, Register's Office for Davidson County, Tennessee.

Subject to By Laws of record in Instrument No. 20000905-0087103, Register's Office for Davidson County, Tennessee.

Subject to Easement for a Right of Way Granted to the USA of record in Book 4428, page 565, Register's Office for Davidson County, Tennessee.

Subject to a Right of Way easement to Metropolitan government of Nashville of record in Book 5078, page 476, Register's Office for Davidson County, Tennessee.

Subject to Charter of Homeowners Association of record in Instrument NO. 20010815-0088360, Register's Office for Davidson County, Tennessee.

Subject to the conveyance of Open Space to Cane Ridge Farm Homeowner's Association of record in Instrument No. 20010815-00888361, Register's Office for Davidson County, Tennessee.

Subject to Easement for Transmission Lines of record in book 4420, page 36, Book 4428, page 565, Register's Office for Davidson County, Tennessee.

Subject to Utilities Easement of record in Book 5078, page 476, Register' Office or Davidson County, Tennessee.

Subject to Sanitary Sewer Easement of record as Instrument No. 2001030-0107214, Register's Office for Davidson County, Tennessee.

Subject to Easement to United Telephone Company of record as Instrument No. 20020123-0009340, Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the plan of record in Instrument No. 20010606-0059239 and Instrument NO. 20020821-0101307 Register's Office for Davidson County, Tennessee.

Afrah Essa joins in this conveyance to convey any and all interest she may have in the subject property marital or otherwise.

unimproved ☐

This is improved ☒ property, known as 320 Camille Court, 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.

Witness my hand this 12th day of September, 2014.

Hishyar Ismail

Afrah Essa

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 Hishyar Ismail and Afrah Essa the bargainor (s), 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12th day of September, 2014.

Commission expires: February 22, 2016

Judith C. Jacobs Notary Public

