WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140070330 DEEDWARR
Recvd: 09/19/14 11:58 2 pgs
Fees:13.00 Taxes:875.05
20140919-0086250

JUDITH C. JACOBS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD CO., TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $236,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH 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
Hishyar Ismail	Regions Bank dba Regions Mortgage	182-12-OA/55.00
(NAME)	(NAME)	
7332 Smokey Hill Road	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Antioch, TN 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, **Tom B. Turner and Kathy Turner, husband and wife** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hishyar Ismail and wife Afrah Essa**, 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. 268 on the Plan of Apple Valley, a Planned Unit Development Section Two of record in Instrument No. 20031204-0174333 Register's Office for Davidson County Tennessee to which said Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Tom B. Turner and Kathy Turner husband and wife, by deed from Lifestyle Home Builders Inc., a Tennessee Corporation dated May 10, 2005 and filed for record May 17, 2005 as Instrument No. 20050517-0055775 in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the Plan of record in Instrument NO. 20031204-0174333 in the Register's Office for Davidson County, Tennessee.

Subject to By-Laws of Apple Valley Home Owner's Associations of record as Instrument No. 20020724-0088784 and amended in Instrument No. 20091116-0105278, Register's Office for Davidson County, Tennessee.

Subject to Restrictions, Covenants, Conditions and Restrictions of record as Instrument No. 20020724-0088783 and amended in Instrument No. 20031208-0175884 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 between the parties and assumed by the Grantee(s).

unimproved ☐

This is improved ☒ · property, known as 7332 Smokey Hill Road, 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 our hands this 17th day of September, 2014.

Tom B. Turner

Kathy Turner

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 Tom B. Turner and Kathy Turner 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 17th day of September, 2014.

Commission expires: February 22, 2016

JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD CO., TN

Judith C. Jacobs Notary Public