WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150014806 DEEDWARR
Recvd: 03/02/15 09:15 2 pgs
Fees:13.00 Taxes:427.35
20150302-0017494

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,500.00

Affiant

DANNY LEE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: April 24, 2018.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY and when recorded return to:
Legacy Title and Escrow, LLC
330 Robert Rose Drive
Murfreesboro, TN 37129
from information provided by the parties.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ken Nguyen	Ken Nguyen	16207019200
(NAME)	(NAME)	
62 Ocala Dr.	1246 Wheatley Forest Dr.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood, TN 37027	
(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, Seyran Ismail and Barzan W Mustafa, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ken Nguyen and Kim Nguyen, 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. 27 on the Plan of Whittemore Valley, Section 2-A, of record in Plat Book 6250, Page 611, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being all of that certain property conveyed to Seyran T. Ismail aka Seyran T. Ismail and Barzan W. Mustafa, wife and husband by deed dated 1/16/2009 and recorded 1/27/2009, as Instrument Number 20090127-0007020 of official records in the Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 62 Ocala Dr., 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 10th day of February, 2015.

Seyran Ismail

Barzan W Mustafa by Seyran T. Ismail his attorney-in-fact

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, Seyran T. Ismail, and Seyran T. Ismail on behalf of Barzan W. Mustafa, as his attorney in fact, for the purpose(s) contained herein. Witness my hand and official seal at Murfreesboro, Tennessee this 10th day of February, 2015.

Commission expires: April 24, 2018

Danny Lee Smith — Notary Public

DANNY LEE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD