#9687

Return to:
Advantage Title and Escrow, Inc.
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-24-2017

B-KW-15-6343

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sarbast Darweesh and Jiyayi Suleyman	Fifth Third Mortgage	
(NAME)	(NAME)	
6343 Sunnywood Drive	5001 Kingsley Drive	**173-09-0B-107.00-CO**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Cincinnati, OH 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **CHRISTOPHER C. HENDRICKSON AND MEREDITH J. HENDRICKSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SARBAST DARWEESH, UNMARRIED AND JIYAYI SULEYMAN, UNMARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 260 on the Plan of Phase 3, Section 1, Barnes Cove, RS10 Cluster Lot Subdivision of record in Plat at Instrument No. 20060113-0005373, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christopher C. Hendrickson and Meredith J. Hendrickson, husband and wife by Warranty deed from Capitol Homes, Inc., a Tennessee Corporation of record in Instrument No. 20060510-0055052 Register's Office for Davidson County, Tennessee, dated May 05, 2006 and recorded on May 10, 2006.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20060113-0005373, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20021217-0155806, Instrument No. 20040429-0048624, and Instrument No. 20110720-0055565, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20021217-0155805, in the Register's Office for DavidsonCounty, Tennessee.
- Easement for ingress and egress of record in Book 5385, Page 986, in the Register's Office for Davidson County, Tennessee.
- Easement for public right of way of record in Book 5215, Page 482, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument Number 20020201-0014182, in the Register's Office for DavidsonCounty, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20020408-0042673, Instrument No. 20040907-0107464 and Instrument No. 20030529-0072603, in the Register's Office for DavidsonCounty, Tennessee.
- Quitclaim Deed for Open Space of record in Instrument Number 20130610-0058651, in the Register's Office for DavidsonCounty, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6343 Sunnywood Drive , Antioch, Tennessee 37013**.

BILL GARRETT, Davidson County
Trans:T20150070805 DEEDWARR
Recvd: 08/21/15 10:27 2 pgs
Fees:13.00 Taxes:1017.50
20150821-0084517

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 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 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/our hand(s) this the 19th DAY OF AUGUST, 2015.

Christopher C. Hendrickson

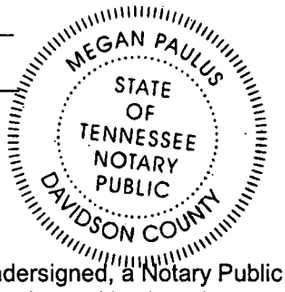
Meredith J. Hendrickson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER C. HENDRICKSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of August, 2015.

Notary Public
My Commission Expires: 1-9-16
(SEAL)

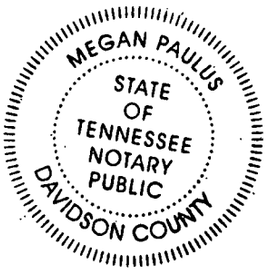


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MEREDITH J. HENDRICKSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of August, 2015.

Notary Public
My Commission Expires: 1-9-16
(SEAL)



RETURN TO:
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