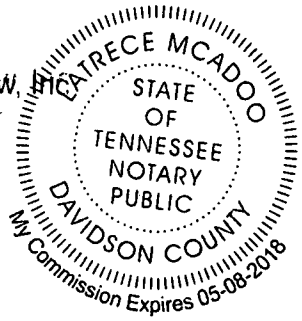
#10153

WARRANTY DEED

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



State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of November, 2015

Notary Public

MY COMMISSION EXPIRES: March 13, 2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stones River Title, LLC, 752 South Church Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Zehra Y. Abdullah Penar Shemssulldin Simar Kamil Perwar	SWBC Mortgage	068G-B-029.00
(NAME)	(NAME)	
6571 Whittemore Lane	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Antonio TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150098045 DEEDWARR
Recvd: 11/18/15 10:45 2 pgs
Fees:13.00 Taxes:1498.50

20151118-0116940

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Mary L. Ball, a widow** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Zehra Y. Abdullah, a married woman, Penar Shemssulldin, an unmarried woman and Simar Kamil Perwar, a married woman,** 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:

A TRACT OF LAND IN THE 5TH, FORMERLY THE 6TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOTS 4, 5, 6, 9 AND ALL OF LOTS NOS. 7 AND 8, IN THE DIVISION OF THE LANDS JOSLAH C. NANCE, DECEASED OF RECORD 1N MINUTE BOOK N, PAGE 703 COUNTY COURT FOR SAID COUNTY, BEING LOT NO. 6 ON THE DIVISION OF THE PATTON LANDS, DESCRIBED ACCORDING TO A SURVEY MADE BY STEPHEN A. DRAPER, SURVEYOR, OCTOBER 12, 1959, AS FOLLOWS:

BEGINNING ON THE EASTERLY MARGIN OF WHITTMORE LANE AT THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO BUFORD IL HILL AND WIFE, BY DEED FROM TOM B. PATTON AND WIFE, OF RECORD IN BOOK 2997, PAGE 121, REGISTERS OFFICE FOR SAID COUNTY, BEING THE CORNER OF LOTS NOS. 5 AND 6 ON SAID SURVEY;

THENCE WITH THE LINE BETWEEN SAID TWO LOTS, EASTERLY 1,68338 FEET; THENCE SOUTH 4 DEGREES 05 MINUTES WEST 262 FEET TO THE CORNER OF LOTS NOS. 6 AND 7 ON SAID SURVEY; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, WESTERLY 1,677.8 FEET TO THE EASTERLY MARGIN OR WHITMORE LANE; I HENCE WITH THE SAME, NORTH 4 DEGREES 11 MINUTES EAST 262 FEET TO THE BEGINNING, CONTAINING 10 ACRES, MORE OR LESS.

THIS CONVEYANCE IS MADE SUBJECT TO ALL RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, COVENANTS AND CONDITIONS CONTAINED IN THE DEEDS FORMING THE CHAIN OF TITLE TO THIS PROPERTY.

Being the same property conveyed to Mary L. Ball and widow by Quit Claim Deed dated December 26, 2007 of record in Instrument No. 20080331-0031629 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 6571 Whittemore Lane, 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/our hands this 6th day of November, 2015.

Mary L. Ball

Mary L. Ball

State of Tennessee
County of Rutherford

Personally appeared before me Mary L. Ball, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 6th day of November, 2015.

KRISTIN L. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BEDFORD

Notary Public Kristin L. Brown
My Commission Expires: March 13, 2019

File No.: 20959