WARRANTY DEED

KASEY KELCHNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 01-24-2017

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,255.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ali Kifah Payman Mohammed Ibrahim	New owner	15007049500
(NAME)	(NAME)	
3624 Arcadia Circle		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, We, **Lucien Hunter Burkitt and Carole Burkitt, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ali Kifah, an unmarried man and Payman Mohammed Ibrahim . an unmarried woman, joint tenants with rights of survivorship,** 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. 511, on the Plan of Towne Village of the Country, Section 5, of record in Plat Book 6250, Pages 783 and 784, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Lucien Hunter Burkitt and wife, Carole Burkitt, by deed of record in Book 9652 , Page 936 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 3624 Arcadia Circle, 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.

BILL GARRETT, Davidson County
Trans:T20160046936 DEEDWARR
Recvd: 06/03/16 10:51 2 pgs
Fees:13.00 Taxes:570.74
20160603-0056137

Witness my/our hands this 31st day of May, 2016.

Lucien Hunter Burkitt

Carole Burkitt

State of Tennessee
County of Davidson

Personally appeared before me Lucien Hunter Burkitt and Carole Burkitt, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of May, 2016.

Notary Public
My Commission Expires: 3-10-2019

ARTRINNA MINNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No.: 10887