BILL GARRETT, Davidson County
Trans:T20160064707 DEEDWARR
Recvd: 07/27/16 15:13 2 pgs
Fees:13.00 Taxes:736.30
20160727-0077483

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 25th day of July, 2016, by and between Suzan Ismail, unmarried, party of the first part, and Haval A. Salih, married man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 9, on the Plan of COLEWOOD ACRES, SECTION 5, as shown on plat of record in Plat book 5200, Page 303, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

For Information Purposes Only: 140 Colemont Drive, Antioch, TN 37013 M&P: 14814027100

Being all or part of the same property conveyed to Suzan Ismail by virtue of that certain Warranty Deed dated November 3, 2010, at Instrument No. 20101105-0089025 in the amount of $155,000.00 in the Register's Office of Davidson County, Tennessee.

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), his heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and Restrictions of record in Book 5710, page 137 and in Book 5725, page 540; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Suzan Ismail

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Suzan Ismail and , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of July, 2016.

Notary Public

My Commission Expires: 9/25/19

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

Property Owner & Address:	Haval A. Salih 140 Colemont Dr Antioch, TN 37013
Tax Parcel No	14814027100
Property Address:	140 Colemont Dr. Antioch, TN 37013
MAIL TAX BILLS TO:	Owner at Owner's Address

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $199,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Haval A. Salih
AFFIANT

SUBSCRIBED AND SWORN TO before me this 25th day of July, 2016.

Notary Public

My Commission Expires:_____

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019