11074

WARRANTY DEED	State of Tennessee County of Davidson
Return to: Advantage Title and Escrow, Inc 3325 Aspen Grove Dr Suite 104 Franklin, TN 37067	The actual consideration or value, whichever is greater, for this transfer is $190,000.00. Celeste M. Taylor executor Affiant Subscribed and sworn to before me, this the 25th day of August, 2016. Deborah Clark Notary Public My commission expires: 12-23-17 (AFFIX SEAL)

DEBORAH CLARK NOTARY PUBLIC JACKSON CO.

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Herman Ibrahim Hannh Alali Ferhat N. Ibrahim	Waterstone Mortgage	147-01-0-193.00
614 Harding Place	N25 W23255 Paul Rd.	
Nashville, Tennessee 37211	Pewaukee, WI 53072	

BILL GARRETT, Davidson County
Trans: T20160075264 DEEDWARR
Recvd: 08/29/16 14:00 2 pgs
Fees: 13.00 Taxes: 703.00
20160829-0090246

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Celeste Taylor,Executor of the Estate of Donald L. (Lewis) Proctor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Herman Ibrahim and Hannh M. Alali, husband and wife, and Ferhat N. Ibrahim, a married man, as Joint Tenants with right 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. 271 on the Plan of Section Two, Caldwell Hall, of record in Book 2900, Page 96, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Donald L. Proctor and wife, Joyce E. Proctor, by Deed dated January 28, 1963 from J. M. Medlin and Company, a Tennessee corporation, of record in Book 3226, Page 317, Register's Office for Davidson County, Tennessee. The said Donald L. Proctor and Joyce E. Proctor having since died. The said Joyce E. Proctor having predeceased Donald L. Proctor. The said Donald L. (Lewis) Proctor died testate on December 23, 2015, and pursuant to Probate Court No. 16-P-191, filed February 10, 2016, in the Chancery Court for Davidson County, Tennessee, Probate Division. Celeste Taylor, as Executor of Donald L. (Lewis) Proctor's Estate, was vested with the power and authority to sell said property.

Conveyance of the above described parcel is subject to the following: 1) The Plan of record in Book 2900, Page 96, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Restrictive Covenants contained in instrument of record in Book 1788, Page 108, in Book 3097, Page 407, Register's Office for Davidson County, Tennessee. 3) Current taxes prorated and assumed by Grantee.

This is improved (__x__) Unimproved (____) property, known as **614 Harding Place, Nashville, Tennessee 37211**

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 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 hand(s) this 25 day of August, 2016

Celeste Taylor, executor

Celeste Taylor, Executor of the Estate of Donald L. (Lewis) Proctor

STATE OF AR)
COUNTY OF Jackson)

Personally appeared before me, a Notary Public of said County and State, **Celeste Taylor, Executor of the Estate of Donald L. (Lewis) Proctor,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Newport (city), AR (state) this 25th day of August, 2016.

Deborah Clark

Notary Public

(seal)

My Commission Expires: 12-23-17

DEBORAH CLARK
Com. Exp. 12-23-2017
NOTARY PUBLIC
Com # 12358410
JACKSON CO., AR