Davidson County	DEEDWARR
Recvd: 10/17/16 14:54	3 pgs
Fees:18.00 Taxes:993.45	
20161017-0109607	

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson Sumner
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER
|**$268,500.00**
|
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|17th day of October, 2016.
|NOTARY PUBLIC: Kemberly Powell
|MY COMMISSION EXPIRES: 3-14-17
| (AFFIX SEAL)

KEMBERLY ROBERTSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sherzad A. Yasin Halat Saban Jabbar 6516 Lampe Ct. Hermitage, TN 37076	Pinnacle Bank 150 3rd Ave. South Ste. 900 Nashville, TN 37201	098-05-0-B-025.00 CO

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Shundalee Hawkins N/K/A Shundalee Martin and husband, William A. Martin, Jr.

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Sherzad A. Yasin and Halat Saban Jabbar , husband and wife

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:

Being Lot No. 25 on the Minor Revision Plat of Baypointe Subdivision, Phase I, Revision to Lots 25, 26 and 27 of record in Instrument No. 20020830-0105353 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 Shundalee Hawkins, unmarried by Warranty Deed from Landmark Homes of Tennessee, Inc., dated May 16, 2002, of record in Instrument Number 20020520-0061217, Register's Office for Davidson County, TN. Shundalee Hawkins has since married William A. Martin, Jr. and is now known as Shundalee Martin. William A. Martin, Jr. joins in this conveyance for the purpose of conveying any right, title, and interest in and to said property which he may have marital or otherwise.

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Instrument Number 20020830-0105353, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Instrument Number 20000510-0047337, amended in Instrument Number 20000720-0071748 and 20010621-0065743, Register's Office for Davidson County, Tennessee.
4) Property is subject to an Easement for Sewer/Storm Drainage and Force Main to the Metropolitan Government of record in Book 10316, Page 619, said Register's Office.
5) Property is subject to an Easement for Transmission Lines to the United States of America of record in Book 1255, Page 347 and Book 1280, Page 445, said Register's Office.
6) Property is subject to a Conveyance to the HOA of record in Instrument Number 20020805-0093528, said Register's Office.
7) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **6516 Lampe Ct., Hermitage, TN 37076**
(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 our hand(s) this 14th day of October, 2016.

Shundalee Martin

William A. Martin, Jr.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Shundalee Martin and husband, William A. Martin, Jr., with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of October, 2016.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076

True Copy Certification

I, Kristen Traini, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19
Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY