Davidson County	DEEDWARR
Recvd: 12/09/16 14:13	3 pgs
Fees:18.00 Taxes:858.40	
20161209-0129533	

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of December, 2016

Notary Public

MY COMMISSION EXPIRES: 12/10/2019

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nezar Ismail	New Owner	183-05-0-A-140.00 CO
(NAME)	(NAME)	
5208 Catspaw Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Arnaldo A. Hernandez and wife, Birgit Parker-Hernandez,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nezar Ismail and Nahida Mustafa Salih, husband and wife, and Seyran Ismail and Barzan Mustafa, wife and husband,** 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, TN, being Lot No. 77 on the Plan of October Woods, Revision One, Phase Two, Section Five, of record in Book 9700, page 439, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Arnaldo A. Hernandez and wife, Birgit Parker-Hernandez, by Warranty Deed from Jack Burden and wife, Lori Burden, dated November 29, 2007, of record in Instrument No. 20071205-0140804, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2016, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 7900, page 909 and Book 9700, page 439; Restrictions of record in Book 5047, page 661; Book 5047, page 656; Book 9840, page 276; Book 10181, page 986; Book 10548, page 501 and Book 10548, page 503; By-Laws of record in Book 9840, page 267; Articles of Incorporation/ Charter of record in Book 9840, page 259; Easement of record in Book 8443, page 75; Conveyance of common area to Homeowners Association of record in Instrument No. 20000425-0041127; Agreements of record in Book 9771, page 560 and Book 10010, page 50; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5208 Catspaw Drive, 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 our hands this 5th day of December, 2016.

Arnaldo A. Hernandez

Birgit Parker-Hernandez by Arnaldo A. Hernandez, her Attorney-in-Fact

State of California
County of Los Angeles

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Arnaldo A. Hernandez, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Los Angeles (City), California (State), this 5th day of December, 2016.

Notary Public
My Commission Expires: 08-10-2019

ALLEN BOGHOZIAN
Commission # 2122935
Notary Public - California
Los Angeles County
My Comm. Expires Aug 10, 2019

State of California
County of Los Angeles

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Arnaldo A. Hernandez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-Fact for Birgit Parker-Hernandez, the within named bargainor, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Birgit Parker-Hernandez, the within named bargainor by the said Arnaldo A. Hernandez as such Attorney-in-Fact.

WITNESS my hand and official seal at Los Angeles (City), California (State), this 5th day of December, 2016.

Notary Public

My Commission Expires: 08-10-2019

ALLEN BOGHOZIAN
Commission # 2122935
Notary Public - California
Los Angeles County
My Comm. Expires Aug 10, 2019

File No.: 24125

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: 5-27-2019
Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY