P17-8075-BW

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 415,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF March, 2017. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20170019477 DEEDWARR
Recvd: 03/07/17 10:32 2 pgs
Fees:13.00 Taxes:1535.50
20170307-0022371

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ismail Al-Zubaidi	new owner	
2718 Meadow Rose Drive		083-08-0-215-00
Nashville, TN 37206-1106		
(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, **Susan M. Fuzzell and Brian Douglas Fuzzell, wife and husband**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ismail Al-Zubaidi and Christina Al-Zubaidi, 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:

Land in Davidson County, Tennessee, being Lot No. 17-B on the Plan of Resubdivision of Lot No. 7 of Whitman Meadow, Section One & Lot Nos. 14, 15, & 17 of Whitman Meadow, Section Two, of record in Plat Book 3842, Page 110, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Susan M. Fuzzell;; and husband, Brian Douglas Fuzzell by Quitclaim deed from Donald L. Yarbrough and wife, Susan h. Yarbrough and Susan M. Fuzzell of record in Instrument No. 20110823-0065206 Register's Office for Davidson County, Tennessee, dated August 10, 2011 and recorded on August 23, 2011.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **2718 Meadow Rose Drive, Nashville, TN 37206-1106.**

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 the 3rd day of March, 2017.

Susan M. Fuzzell

Susan M. Fuzzell

Brian Douglas Fuzzell

Brian Douglas Fuzzell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Susan M. Fuzzell** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 3rd day of March, 2017.

My Commission expires: 11/3/20

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brian Douglas Fuzzell** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 3rd day of March, 2017.

My Commission expires: 11/3/20

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public