12185

WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of June, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ibrahim Tahir Remziya Omer	Peoples Home Equity	16203040300
5128 Leath Dr. ~~268 Bart Dr.~~	170 N. Seven Oaks Dr.	
Nashville TN 37211 ~~Antioch, TN 37013~~	Knoxville TN 37922	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Abdulsalam H. Gundky and Shereen Gundky, husband and wife,** husband and wife, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ibrahim Tahir and Remziya Omer, 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. 206, on the Plan of Haywood Hills, Section 5, of record in Book 4675, Pages 143 and 144, Register's Office for Davidson County, Tennessee.

Said Lot No. 206 is a corner lot described as follows: Beginning at a concrete monument in the northerly margin of Bart Drive at the common front corner of Lot 206 and Lot 211; thence with the margin of said Drive easterly 113.05 feet to the beginning of a curve to the left; thence around said curve a distance of 41.76 feet to a point in the westerly margin of Algonquin Trail; thence with the margin of said Trail northerly 87.98 feet to the corner of Lots 206 and 207; thence with the line between said lots westerly 108.2 feet to the common corner of Lots 206, 207, and 211; thence with the line between said Lots 206 and 211 southerly 104.25 feet to the point of beginning.

Being the same property conveyed to Abdulsalam H. Gundky, married, by deed of record in Instrument No. 20060824-0104808 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Shereen Gundky joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐

This is improved ☑ property, known as 268 Bart Dr., Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20170054906 DEEDWARR
Recvd: 06/27/17 11:12 2 pgs
Fees:13.00 Taxes:592.00
20170627-0064563

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 my/our hands this 23rd day of June, 2017.

Abdulsalam H. Gundky
Abdulsalam H. Gundky

Shereen Gundky

State of Tennessee
County of Williamson

Personally appeared before me Abdulsalam H. Gundky and Shereen Gundky, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23rd day of June, 2017.

Notary Public
My Commission Expires: _____

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
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