WARRANTY DEED

KASEY FICHNER
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 $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of July, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

File# 12122

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
Ali S. Alkinani Salim A. Alkinani	Everett Financial Inc d/b/a Supreme Lending	13609000900
(NAME)	(NAME)	
573 Rural Hill Rd.	14801 Quorum Dr Ste 300	
(ADDRESS)	(ADDRESS)	
Nashvile, TN 37217	Dallas TX 75254	
(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, I, **Richard Yorke, Successor Trustee of the Rural Hill Family Trust,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ali S. Alkinani*** **and Salim A. Alkinani,**** 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:

* Unmarried,
** Married,

Being Lot No. 3 on the Plan of Edge-O-Lake Estates, Section 19, as of record in Plan Book 4595, Page 112, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 80 feet on the westerly margin of of Rural Hill Road and extends back 184.28 feet on the southerly line and 184.13 feet on the northerly line, to a dead line in the rear on which it measures 80 feet.

Being the same property conveyed to Richard Yorke, Trustee of the Rural Hill Family Trust by of record in instrument No. 20100317-0020051, Register's Office for Davidson County, Tennessee. Appointment of Successors Trustee recorded in instrument no 20120124-0006455 appointed M.S. Hill, as Successor Trustee. Being further conveyed to Richard Yorke, as Successor Trustee in Instrument No. 20170710-0068922, Register's office for Davidson County Tennessee.

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

unimproved ☐

This is improved ☑ property, known as 573 Rural Hill Rd., Nashvile, TN 37217

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

BILL GARRETT, Davidson County
Trans: T20170058551 DEEDWARR
Recvd: 07/10/17 10:53 2 pgs
Fees: 13.00 Taxes: 814.00

20170710-0068923

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 3rd day of July, 2017.

Richard Yorke, Successor TRUSTEE

Richard Yorke, Successor Trustee of the Rural Hill Family Trust

State of Tennessee
County of Williamson

on this the 3rd day of July, 2017, before me, personally appeared Richard Yorke, as successor trustee of the Rural Hill Family Trust, to me known to be the person described in and who will execute the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

WITNESS my hand and seal this 3rd day of July, 2017.

Notary Public _____
My Commission Expires: _____

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

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