BILL GARRETT, Davidson County
Trans:T20170068883 DEEDWARR
Recvd: 08/09/17 11:58 2 pgs
Fees:13.00 Taxes:799.20
20170809-0081605

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $216,000.00.

Affiant

Subscribed and sworn to before me this 4th day of August, 2017

Notary Public
My commission expires: 3/31/18

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES MARCH 31, 2020

04-1707-56549

Address of New Owner:	Send Tax Bills to:	Tax Information:
Hayder Al Naqqash 529 Forest Pointe Place Antioch TN 37013	Hayder Al Naqqash 529 Forest Pointe Place Antioch TN 37013	150-9-B-2 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jackie Flippo, an unmarried person and Shawn Davis, an unmarried person**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Hayder Al Naqqash and Batoul Al Rubaye**, hereinafter called the Grantees, their successors 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. 2, on the map entitled Forest Pointe, Phase 1, of record in Plat Book 9700, Page 92, 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 Jackie Flippo, an unmarried person and Shawn Davis, an unmarried person, by deed from Joan M. Fleming, unmarried, of record in Book 20040728, Page 0090090 Register's Office for Davidson County, Tennessee. Dated July 23, 2004, recorded July 28, 2004.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 529 Forest Pointe Place, Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 28th day of July, 2017.

Shawn Davis

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Shawn Davis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 28th day of July, 2017.

Notary Public
State of Tennessee at Large

KATHERINE BLANKENSHIP-HORNE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission expires: 02-20-2018

WITNESS my hand this 4th day of August, 2017.

Jackie Flippo

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Jackie Flippo**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 4th day of August, 2017.

Notary Public
State of Tennessee at Large

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES MARCH 31, 2020

My Commission expires: 3/31/20