#1307

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

M-VRES-18-156

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hemen Abdullah and Suzdar Kamil Maksut	First Community Mortgage	
(NAME)	(NAME)	173-04-0A-024.00-CO
156 Brian Circle	262 Robert Rose Dr. #101	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SENIOR CITIZENS, INC. D/B/A FIFTY FORWARD, CONSERVATOR FOR ANEALIA SASSER,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey by Order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 17P2153, unto **HEMEN ABDULLAH AND SUZDAR KAMIL MAKSUT, HUSBAND AND WIFE,** hereinafter called the Grantees, their heirs, successors and assigns, that 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. 24 on the Plan of Subdivision for Phase 1 of Oak Highlands of record in Plat Book 6900, Pages 432 through 435, inclusive, 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 Anealia Sasser, unmarried by Deed from David R. Lenhardt and wife, Bridget E. Lenhardt of record in Book 9305, Page 321, Register's Office for Davidson County, Tennessee, dated March 31, 1994 and recorded on April 07, 1994.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- All matters shown on the Plan of record in Plat Book 6900, Page 432 through 435, inclusive, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7350, Page 24 and re-recorded in Book 7367, page 587 and amended in Book 8765, page 77, Instrument No. 20000428-0042354, Instrument No. 20020725-0089130 and Instrument No. 20020725-0089131, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7367, Page 615 and amended in Book 8765, Page 90, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 8765, Page 100, in the Register's Office for Davidson County, Tennessee.
- Temporary Construction Easement of record in Instrument Number 200010020097139, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 7473, Page 697, and in Instrument Number 20070807-0093758, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement Easement of record in Book 7189, Page 379, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance Easement of record in Book 7748, Page 408, Book 7748, Page 412, Book 7748, Page 448 and Book 7748, Page 453, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to the Homeowners Association of record in Book 7473, Page 697, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **156 Brian Circle, Antioch, Tennessee 37013**.

Bill Garrett Davidson County
Batch# 93036 **DEEDWARR**
05/16/2018 11:09:06 AM 2 pgs
Fees: $13.00 Taxes: $777.00

20180516-0046702

Warranty Deed

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 14th DAY OF MAY, 2018.

Senior Citizens, Inc. d/b/a Fifty Forward, Conservator for Anealia Sasser

BY: Kristen S. Agent for Conservator Fifty Forward
Kristen Maloney
Care Team Director

BY: Jacqueline Kutcher
Jacqueline Kutcher
Care Team Care Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KRISTEN MALONEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged herself to be the CARE TEAM DIRECTOR of SENIOR CITIZENS, INC. D/B/A FIFTY FORWARD, CONSERVATOR FOR ANEALIA SASSER the within named bargainor, and that she as such CARE TEAM DIRECTOR executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th of May, 2018.

Notary Public

My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACQUELINE KUTCHER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged herself to be the CARE TEAM CARE MANAGER of SENIOR CITIZENS, INC. D/B/A FIFTY FORWARD, CONSERVATOR FOR ANEALIA SASSER the within named bargainor, and that she as such CARE TEAM CARE MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th of May, 2018.

Notary Public

My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212