Bill Garrett Davidson County
Batch# 119622 DEEDWARR
07/24/2018 10:53:01 AM 2 pgs
Fees: $13.00 Taxes: $995.30
20180724-0072029

WARRANTY DEED

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of July, 2018

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
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
Akram S. Mohammed Barzan A. Sheko	Peoples Home Equity	182010a01700co
(NAME)	(NAME)	
221 Sundown Rd.	8351 E. Walker Springs Lane	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Knoxville TN 37923	
(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, **Mardin Bengin Ali and Heresh Mohammed, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Akram S. Mohammed, married and Barzan A. Sheko, unmarried,** 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 on the Plan of Section One of Phase One, Sunset Hills of record in Plat at Instrument No. 20070607-0068102, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Mardin Bengin Ali and husband, Heresh Mohammed from Mardin Bengin Ali by Warranty Deed of record in 20151113-0115323 and corrected in Scrivener's Affidavit of record in Instrument No. 20151015-0104930 in Register's Office for County, Tennessee. Mardin Bengin Ali being one and the same as Mardin Ali.

This instrument is executed on behalf of Mardin Ali and Heresh Mohammed by Hussein Ali as Attorney-In~Fact pursuant to recorded Power of Attorney of record in Instrument No 20180724-0072028, in the 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 221 Sundown Rd., Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 20th day of July, 2018.

Mardin Bengi Ali by Hussi Ali, attorney in fact
Mardin Bengin Ali by Hussein Ali, attorney in fact

Heresh Mohammed by Hussi Ali, attorney in fact
Heresh Mohammed by Hussein Ali, attorney in fact

State of Tennessee
County of Williamson

On this 20th the day of July, 2018, before me personally appeared Hussein Ali, the person who executed the foregoing instrument on behalf of Mardin Bengin Ali and Heresh Mohammed and who acknowledged that he executed the same as the free act and deed of the said Mardin Bengin Ali and Heresh Mohammed, through Power of Attorney granted he by the said Mardin Bengin Ali and Heresh Mohammed.

Notary Public
Commission Expires:

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