THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE EXAMINATION

Tax Identification No. ~~20150309-0019723~~
173 01 0 072.00

This Instrument Was Prepared By:
YOST ROBERTSON WEIGEL PLLC
Wes Weigel, Attorney
133 Holiday Court, Suite 208
Franklin, TN 37067
(615) 794-8780

Karen Y Johnson Davidson County
Batch# 140880 DEEDWARR
09/14/2018 12:57:22 PM 2 pgs
Fees: $13.00 Taxes: $795.50
20180914-0091478

Send Tax Bills To:

SAME AS NEW OWNER

New Owner:

Thamer Al Juboori, ET AL
224 Cedarview Drive
Antioch, TN 37013

Mortgagee:

U.S. Bank Home Mtg. AI
7100 Penn Ave. S., Suite
Richfield, MN 55423

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **The Richard Harlan Howard, Testamentary Trust,** Grantor, has bargained and sold and by these presents does transfer and convey unto **Thamer Al Juboori and Dalya Al Abedi,** Grantees, their heirs and assigns, the property located in Davidson County, Tennessee being described as follows:

Land in Davidson County, Tennessee, being Lot No. 346 on the Plan of Monte Carlo Estate, Section 1, of record in Book 4675, page 68, Register's Office of Davidson County, Tennessee. Said Lot No. 346 fronts 95.0 feet on the southerly side of Cedarview Drive and runs back 159.29 feet on the northwesterly line and 170.0 feet on the southeasterly line to a line in the rear which measures 51.72 feet.

Being the same property conveyed to Sanford O. Howard and wife, Louise C. Howard, by Deed from Ronnie L. Bones, et ux, dated May 5, 1980, being of record in Deed Book 5599, page 206, Register's Office of Davidson County, Tennessee. Sanford O. Howard died in 1994 and said property vested in Louise C. Howard by operation of law as the surviving tenant by the entirety. Louise C. Howard, one in the same person as Louise Curtis Howard, died on or about July 10, 2013. Pursuant to the Last Will and Testament of Louise Curtis Howard which was admitted to probate in the Probate Court for Davidson County, Tennessee, Docket No. 13P-1400, she devised said property to Donna Louise Heald, Trustee to be held in trust for the benefit of Richard Harlan Howard. See Executor's Quitclaim Deed of record in Instrument Number 20150309-0019723, Register's Office of Davidson County, Tennessee.

This is ( ) unimproved (X) improved property with an address of 224 Cedarview Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantees that it is lawfully seized and possessed of said property in fee simple, has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance except for the 2018 Davidson County -Nashville Metropolitan, Tennessee taxes, which are a lien not yet due and payable, easements and restrictive covenants, if any, of record in the Register's Office for Davidson County, Tennessee, together with any modifications and amendments thereto.

AND GRANTOR DOES FURTHER COVENANT and bind herself, her heirs and representatives, to

warrant and forever defend the title to said property, to the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS my hand on this the 19 day of July, 2018.

THE RICHARD HARLAN HOWARD
TESTAMENTARY TRUST

BY: Donna Louise Heald, Trustee
Donna Louise Heald, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Donna Louise Heald** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Trustee of the Richard Harlan Howard Testamentary Trust, the within named bargainor, and as such Trustee executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, on this 19th day of July, 2018.

HILLARY D SECKMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 3-3-2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Two Hundred-Fifteen Thousand and no/100 ($215,000.00) dollars which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 19th day of July, 2018.

NOTARY PUBLIC

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

My Commission Expires: 12/15/21