Box 13 #13132

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF [redacted] Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES 02-24-2009 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Guillermo A. Carrasco and Clara Carrasco	GMAC Mortgage Corp.	172120B19800C0
(NAME) 5705 Scout Drive	(NAME) 500 Enterprise Rd.	
(ADDRESS) Nashville, Tennessee 37211	(ADDRESS) Horsham, PA. 19044-3597	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Bishar E Aziz and Sabiha Aziz, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Guillermo A. Carrasco and Clara Carrasco, husband and wife, 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. 251 on the Plan of Bradford Hills, Section Eleven of record in Book 7900, page 6; as amended in Book 7900, page 496, Registers Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bishar E Aziz, by deed of record in Book 9066, Page 798, Register's Office for Williamson County, Tennessee, also reference quit claim deed of record in Instrument No. _____.

This instrument is executed on behalf of Bishar E. Aziz by Izaddin Ebrahim Aziz as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No 20070413 - 0044546, 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 5705 Scott Dr., Nashville, TN 37211

(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.

Davidson County DEEDWARR
Recvd: 04/13/07 10:16 2 pg
Fees:13.00 Taxes:665.63

20070413-0044548

Witness our hands this.

Bishar E. Aziz by Bader E. Aziz his attorney in fact

X _____
Bishar E Aziz

X Sabiha A. Aziz

Sabiha Aziz

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Izaddin Ebrahim Aziz, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Bashar E. Aziz for the purposes therein contained, and who further proved to me that he/she is the attorney in fact for Bishar E.Aziz, and is authorized by Bishar E. Aziz to execute this instrument on his/her behalf.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of April, 2007.

Commission expires: 3/20/2010

LaTrece McAdoo Notary Public My Comm. Exp 03/20/2010 State of TENNESSEE Davidson County

LaTrece McAdoo

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bashir E. Aziz and Sabiha Azizwith whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of April, 2007.

Commission expires: 3/20/2010

LaTrece McAdoo

Notary Public

LaTrece McAdoo Notary Public My Comm. Exp 03/20/2010 State of TENNESSEE Davidson County