BILL GARRETT, Davidson County
Trans:T20120091539 DEEDWARR
Recvd: 12/03/12 08:38 2 pgs
Fees:13.00 Taxes:345.95

20121203-0110330

WARRANTY DEED

AT-20120139

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 9th day of November, 2012.

(Affix Seal) Notary Public

My Commission Expires: 11/19/2013

STATE OF TENNESSEE NOTARY PUBLIC AMANDA M. CLARK COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
348 Cool Springs Boulevard, Suite A
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Doris Shirah	New owner	150.11-0-122.00
3324 Towneship Road		
Antioch, TN 37013		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jhon Pulecio and Servio Arias, and Paul Kazanofski**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Doris Shirah, a single person**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

LAND in Davidson County, Tennessee, being Lot No. 295, on the Plan of Towne Village of the Country, Section III, as shown on plat of record in Plat Book 5200, Page 268, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Jhon Pulecio, unmarried, Servio Arias, unmarried and Paul Kaznanofski, unmarried from Federal National Mortgage Association by Special Warranty Deed dated June 13, 2012 and recorded June 2, 2012 in Instrument #20120620-0053923, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 3324 Towneship Road, 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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.

Return To:
TRISTAR TITLE & ESCROW, LLC
201 E. MAIN ST, STE 300
MUFREESBORO, TN 37130

Witness my/our hand(s) this 9th day of November, 2012

Jhon Pulecio

Servio Arias

Paul Kazanofski

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Jhon Pulecio, Servio Arias, and Paul Kazanofski , the bargainor(s), with 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 purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee this 9th day of November, 2012.

Notary Public
My Commission Expires: 6-28-15

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY