#6709

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

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of June, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kuvan J. Wani	New Penn Financial	18200007600
(NAME) 13590 Old Hickory Blvd.	(NAME) 4000 Chemical Rd. Ste. 200	
(ADDRESS) Antioch, TN	(ADDRESS) Plymouth Meeting, PA 19462	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20130053142 DEEDWARR
Recvd: 06/24/13 10:27 2 pgs
Fees: 13.00 Taxes: 740.00

20130624-0064357

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Santa Tenorio, f/k/a Santa Perez, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kuvan J. Wani and Husband, Camran Wani, and Jafer Abdulla, a married person, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A 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 the 5th Civil District of Davidson County, Tennessee, described according to a survey of Ralph W. C. Lambert dated March 4, 1972, as follows:

Beginning at a point in the northwest corner of the intersection of Old Hickory Boulevard and an undeveloped road known as "Dorothy Drive", said point being 1100 feet, more or less, west of Cane Ridge Road, thence along the westerly margin of said Dorothy Drive N. 4 deg. 0 min. East 624.9 feet; thence North 85 degrees, 45 min. West 294.9 feet; thence South 3 deg. 0 min. West 625.0 feet to a point in the northerly margin of said Old Hickory Blvd; thence along said margin South 85 deg. 45 m in. East 284.25 feet to the beginning.

Being the same property conveyed by Warranty Deed dated July 3, 2003 to Santa Perez and husband, Mario Tenorio, from Zeljko Radic, and wife, Tanya Susan Radic, of record in Instrument No. 200307111-0096704, Register's Office for Davidson County, Tennessee. The said Mario Tenorio having since died.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2013 AND ALL SUBSEQUENT YEARS THEREAFTER; SUBJECT TO RIGHT OF WAY OF ANY PUBLIC ROADS OR STREETS; SUBJECT TO ANY NOTES, EASEMENTS, RESTRICTIONS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

unimproved ☐

This is improved ☑ property, known as 13590 Old Hickory Blvd., 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 GRANTEE, their heirs and assigns forever; and we 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 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.

Witness my hand this 21st day of June, 2013.

Santa Tenorio

File No.: 2013-0657
GRE TN Warranty Deed

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 21st day of June, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Santa Tenorio**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-9-16

Sandy Balent
Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

