BILL GARRETT, Davidson County
Trans:T20130054793 DEEDWARR
Recvd: 06/28/13 08:19 2 pgs
Fees:13.00 Taxes:425.50

20130628-0066406

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-130500339

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
19th day of JUNE, 2013

Notary Public

MY COMMISSION EXPIRES: 10/18/2016

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SHIVAN ZUBAIR 5901 NOLENSVILLE PIKE NASHVILLE, TN 37211	Bank of America, N.A. 7105 Corporate Drive Plano, TX 75024	172-080-042.00

FOR AND IN 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,

JONES REVOCABLE TRUST

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SHIVAN ZUBAIR AND WIFE, NERGIZ A. AMIN

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. 131 on the Plan of Forest Acres Estates, Section One, as of record in Book 3700, Page 2, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Jones Revocable Trust, by Quitclaim Deed from Elza L. Jones and Ruby H. Jones, dated 7/27/05 and recorded 9/1/05 in Instrument No. 20050901-0105338; and being the same property previously conveyed to Ruby Jones, by Quitclaim Deed from Elza L. Jones, dated 6/15/94 and recorded 8/1/94 in Book 9422, Page 498; and being the same property previously conveyed to Elza L. Jones and wife, Ruby Jones, by Warranty Deed from Stephen L. Peden and wife, Lois H. Peden, dated 10/6/87 and recorded 10/7/87 in Book 7373, Page 396, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **5901 NOLENSVILLE PIKE, NASHVILLE, TN 37211**
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 our hands this 19th day of JUNE, 2013.

JONES REVOCABLE TRUST

Ruby H. Jones Trustee

BY: RUBY H. JONES, TRUSTEE

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 JONES REVOCABLE TRUST BY RUBY H. JONES, TRUSTEE the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of JUNE, 2013.

Commission Expires:_____

_____
Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2013.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of _____, 2013, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____, Tennessee, this the _____day of _____, 2013.

Commission Expires:_____

_____
Notary Public