BILL GARRETT, Davidson County
Trans:T20140016830 DEEDWARR
Recvd: 03/12/14 14:20 2 pgs
Fees:13.00 Taxes:795.50

20140312-0020811

Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path, Suite C
Hendersonville, TN 37075
14-0015

When Recorded Return to:
Open Title & Escrow
121 S. Gay St #2
Knoxville, TN 37902

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3 DAY OF March 2014.

Notary Public

Commission Expiration:

JANE CRUM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
May 20, 2014

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP-PARCEL:**
Behzar Hasan 8257 Tapoco Lane Brentwood, TN 37027	Behzar Hasan 8257 Tapoco Lane Brentwood, TN 37027	181030A-31300C0

WARRANTY DEED

FOR AND IN 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, WE,

Sean Gibbons and Jenna Delaney Gibbons, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Behzar Hasan and Hozan Omer, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ~~Williamson~~ Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: SG JO

Land in Davidson County, Tennessee, being Lot No. 187 on the Plan of Revision One, Phase Two Addition to Indian Creek, RS-10 Subdivision-Cluster Lot Option, of record in Instrument No. 20070720-0086788, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sean Gibbons and ~~Jeanna~~ Jenna Delaney Gibbons, husband and wife on 09/21/2012 by deed from Sean Gibbons, filed for record on 10/03/2012 in Instrument No. 20121003-0090312, in the Register's Office for Brentwood County Tennessee. SG JO

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantees herein.

This is improved property known as **8257 Tapoco Lane, Brentwood, TN 37027.**

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 am 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 my hand this 03 day of March, 2014.

Sean Gibbons

Jenna Delaney Gibbons

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sean Gibbons and Jenna Delaney Gibbons,** 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 Mt Juliet, Tennessee this 3 day of March, 2014.

Notary Public

Commission Expiration: _____

My Commission Expires:
May 20, 2014

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY