WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF MARCH, 2014.

Notary Public

MY COMMISSION EXPIRES: 10-17-17

(AFFIX SEAL)

BRITTANY GOINS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

B-KC-14-504

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jorge Zermeno Gomez	**SWBC Mortgage Corporation**	
(NAME) **504 Reischa Sue Circle**	(NAME) **213 Overlook Circle, Ste. A-4**	**134-13-253.00**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **BAYAR KHELANI AND BAHAR ISMAIL, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JORGE ZERMENO GOMEZ AND MARIA DE JESUS SALAS ROQUE, HUSBAND AND WIFE** 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:

Land in Davidson County, Tennessee, being Lot 101, WOODLAND HILLS, PHASE ONE, as shown on plat of record in Plat Book 6900, Pages 666-669, corrected in Book 7564, Page 404, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Bayar Khelani and Bahar Ismail by Warranty Deed from Jeremey D. Morris and wife Mistie M. Morris, recorded on the 26th day of May, 2004 in Instrument No. 20040526-0061772, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Plat of recorded in Book 6900, Page(s) 666 thru 669, as corrected in Book 7564, Page 404;
- Covenants, Conditions and Restrictions of record in Book 7632, Page 947;
- Easement for Sanitary Sewer/Storm Drainage of record in Book 8347, Page 35;
- Storm Water Detention Agreement of record in Book 7262, Page 388 and Book 8337, Page 556;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **504 Reischa Sue Circle, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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.

BILL GARRETT, Davidson County
Trans:T20140018678 DEEDWARR
Recvd: 03/20/14 11:15 2 pgs
Fees:13.00 Taxes:407.00
20140320-0022987

Witness my/our hand(s) this the 14th DAY OF MARCH, 2014.

Bayar Khelani by Bahar Ismail Attorney in fact
Bayar Khelani by Bahar Ismail, Attorney-In-Fact

Bahar Ismail
Bahar Ismail

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BAHAR ISMAIL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of March, 2014.

Notary Public
My Commission Expires: _____
(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BAHAR ISMAIL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BAYAR KHELANI, and who acknowledged he/she/they executed the same as the free act and deed of the said BAYAR KHELANI

Witness my hand and official seal, this the 14th of March, 2014.

Notary Public
My Commission Expires: _____
(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212