8201

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067
Fearnley, Martin & McDonald, PLLC

BILL GARRETT, Davidson County
Trans:T20140035357 DEEDWARR
Recvd: 05/21/14 09:28 2 pgs
Fees:13.00 Taxes:629.00
20140521-0043627

This instrument prepared by & return to:

25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 14th day of May, 2014, by and between Gail A Hughes, unmarried, party of the first part, and Hayat Liban, married, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot 102, on the Plan of The Enclave at BAYVIEW ESTATES (formerly known as Bayview Estates), Phase Four, a Planned Unit Development of record as Instrument No. 20030703-0092328, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being all or part of the same property conveyed to Gail A. Hughes by virtue of that certain Warranty Deed dated December 1, 2003, at Instrument No. 20031204-0174575 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2014 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Gail A Hughes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Gail A Hughes, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of May, 2014.

Notary Public

A. R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

My Commission Expires: _____

Property Owner & Address: Hayat Liban

Tax Parcel No 136050A11900CO

Property Address: 3348 Tinney Place
Nashville, TN 37217

MAIL TAX BILLS TO: Acopia, LLC
304 Northcreek Blvd. Ste. 100
Goodlettsville TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $170,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Brittany Hutchinson
AFFIANT

SUBSCRIBED AND SWORN TO before me this 14th day of May, 2014.

Notary Public

My Commission Expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017