mail to:
Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
14-0360HV

BILL GARRETT, Davidson County
Trans:T20140066665 DEEDWARR
Recvd: 09/08/14 11:15 2 pgs
Fees:13.00 Taxes:537.43
20140908-0082021

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,250.00.

Elizabeth L Barnes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of August, 2014.

Ruth M. Foran
Notary Public
Commission Expires: My Comm. Expires Dec 20, 2015

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kawa M. Goran 4824 Blue Spring Drive Nashville, TN 37211	F&M Bank 50 Franklin St. Clarksville, TN 37040	133-16-0-223.00

WARRANTY DEED

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, I/WE,

Saundra Duncan, married

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

Kawa M. Goran and Tara Othmanmustafa, husband and as tenants common with Begard Hawez, a married woman

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. 7, on the plan of Indian Mound Subdivision, of record in Book 5800, Page 92, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Saundra Duncan, married, by Warranty Deed from Larry G. Haislip and wife, Deborah Gale Haislip, dated 4/23/98 and recorded 4/28/98 in Book 10903, Page 743, Register's Office for Davidson County, Tennessee.

Redric Duncan, husband of Saundra Duncan, joins in the execution of this instrument to convey his marital interest, if any, in subject property.

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 Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4824 Blue Spring Drive, 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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 29th day of August, 2014.

Saundra Duncan

Saundra Duncan

Redric Duncan

Redric Duncan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Saundra Duncan and Redric Duncan** 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 Goodlettsville, Tennessee this 29th day of August, 2014.

Angela A. Ramsey

Notary Public
My Commission Expires: 3/20/2018

(Notary Seal)

