WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of December, 2014

Notary Public

MY COMMISSION EXPIRES: March 08, 2015

(AFFIX SEAL)

BRENDA R. LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ali Jusani	Ali Jusani	16203036000
(NAME)	(NAME)	
4956 Algonquin Trail	4956 Algonquin Trail	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37013	Nashville, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Felipa Quinones and Delfino Manuel Najera, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ali Jusani,** 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:

Being Lot No. 80 on the Plan of Haywood Hills, Section 5, as of record in Book 4675, Page 143, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Felipa Quinones, now a single person, by Quitclaim Deed from Cesar Quinones, now a single person, recorded on September 5th, 1996 in Book 10179, Page 130, Register's Office for Davidson County, Tennessee.

Delfino Manuel Najera joins in the Deed solely to relinquish any marital rights hemay have in the property by virtue of his marriage to Felipa Quinones.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by 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 governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 4956 Algonquin Trail, Nashville, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Initials FQ Initials DN

BILL GARRETT, Davidson County
Trans:T20140090201 DEEDWARR
Recvd: 12/02/14 12:45 2 pgs
Fees:13.00 Taxes:456.95
20141202-0110423

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 my/our hands this 1st day of December, 2014.

Felipa Quinones

Delfino Manuel Najera

State of Tennessee
County of Williamson

Personally appeared before me Felipa Quinones and Delfino Manuel Najera, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of December, 2014.

Brenda R Lehman

Notary Public
My Commission Expires: March 08, 2015

File No.: 10124

