Davidson County DEEDWARR
Recvd: 01/28/15 14:08 3 pgs
Fees:18.00 Taxes:362.23
20150128-0008233

This instrument prepared by: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 27th day of January, 2015, by and between Ghanya Haron and husband Nabil Salib, party of the first part, and Christy M Gaunt, a single woman, 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:

Land in Davidson County: Being Lot Number 28 on the Plan of Stardust Acres, as of record in Plat Book 1424, Page 92, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for more complete accurate legal description thereof.

Being all or part of the same property conveyed to Ghanya Haron by virtue of that certain CASH Deed dated October 5, 2012, at Instrument No. 20121008-0091855 in the amount of $40,000.00 in the Register's Office of Davidson County, Tennessee.

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, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable; 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), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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.

Ghanya Haron
Ghanya Haron

Nabil Salib
Nabil Salib

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 27th day of January, 2015.

Gail Hudson
Notary Public

GAIL HUDSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-23-2016

My Commission Expires: 1/23/2016

Property Owner & Address:	Christy M Gaunt 1312 Venus Drive Nashville, TN 37217-1919
Tax Parcel No	12002008900
Property Address:	1312 Venus Drive Nashville, TN 37217
MAIL TAX BILLS TO:	Quicken Loans PO Box 717 Amelia, OH

STATE OF Tennessee
COUNTY OF Wilson

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 $97,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Lucia Groom
AFFIANT

SUBSCRIBED AND SWORN TO before me this 27th day of January, 2015.

Cassi Clark
Notary Public

My Commission Expires: 5/19/18

CASSI CLARK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Record and Return to:
stewart title
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122

True Copy Certification

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry

Signature

State of **Tennessee**

County of Wilson

Personally appeared before me, Tracey Trumpour, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tracey Trumpour

Notary's Signature

My Commission Expires: 8.14.17

Notary' Seal (if on paper)

