#9746

WARRANTY DEED

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

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of March, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sheron L. Randolph	new owner	173040a174000
(NAME)	(NAME)	
4968 Alexis Dr.		
(ADDRESS)	(ADDRESS)	
Antioch 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, , **Hozan M. Barwari, a married person,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sheron L. Randolph,** * 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:

* unmarried

Land in Davidson County, Tennessee, being Lot No. 174 on the Plan of Oak Highlands Subdivision, Phase 1, of record in Plat Book 6900, Pages 432, 433,434, and 435, Register's office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Hozan M. Barwari, a married person, by Special Warranty Deed dated November 21, 2014 from Deutsche Bank National Trust Company f/k/a Bankers Trust Company of California, N.A., as Trustee for the holders of the Vendee Mortgage Trust 1997-3, of record in Instrument No. 20141126-0109433, Register's Office for Davidson County Tennessee.

Said property was not the primary residence for the seller.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 4968 Alexis Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

BILL GARRETT, Davidson County
Trans:T20150015818 DEEDWARR
Recvd: 03/04/15 10:04 2 pgs
Fees:13.00 Taxes:697.45
20150304-0018783

Witness my/our hands this 2nd day of March, 2015.

Hozan M. Barwari

State of Tennessee
County of Williamson

Personally appeared before me Hozan M. Barwari, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 2nd day of March, 2015.

Notary Public
My Commission Expires:

File No.: 9246

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