BILL GARRETT, Davidson County
Trans:T20150030403 DEEDWARR
Recvd: 04/22/15 10:10 2 pgs
Fees:13.00 Taxes:555.00
20150422-0035872

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN155609

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of April, 2015. NOTARY PUBLIC My commission expires: 7-24-2017

BRYANT L. GRANTHAM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Shireen A. Sayfadeen *et vir* 3004 Katonka Drive Antioch, TN 37013	Same address as new owner	174 11 0A 473.00C00

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty Thousand and 00/100 Dollars ($150,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **TOMAS BRISENO, A MARRIED MAN**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **SHIREEN A. SAYFADEEN AND ADDULQADIR O. SAYFADEEN, WIFE AND HUSBAND**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND in Davidson County, Tennessee, being all of Lot Number 255, Final Plat, Cluster Lot Subdivision, Cane Ridge Farms, Phase Six, Section Three, a plat appearing of record in Instrument No. 20060601-0064580, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Tomas Briseno, by Deed dated December 9, 2014 and recorded December 11, 2014, of record in Instrument No. 20141211-0113409, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 3004 Katonka Drive, Antioch, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown on plat of record in Instrument No. 20060601-0064580; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

T.B.O.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 16th day of April, 2015.

TOMAS BRISENO

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, a Notary Public, Tomas Briseno, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 16th day of April, 2015.

Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 7-24-2017

