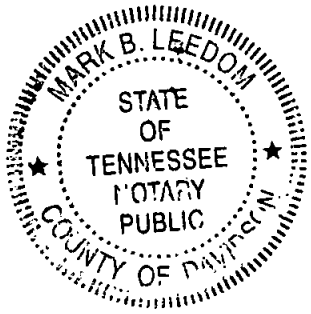
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of April, 2015

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 2742 N. Mt. Juliet Rd. , Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Kuvandar Essa and Alaa Hassen Faraj	Waterstone Mortgage Corp	108 16 0 314.00
(NAME)	(NAME)	
1352 Timber Valley Drive	N25 W 23255 Paul Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Pewaukee, WI 53072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Eighty-Seven Thousand Five Hundred And No/100 Dollars ($87,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Melanie Beach-West, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kuvandar Essa, a married man, and his wife Alaa Hassen Faraj**, 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. 77B on the Plan of Percy Priest Woods, Section Two, Zone Lot Division, Lots Nos. 77 and 79, of record in Plat Book 6250, Page 582, amending Plat Book 5800, Page 259, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Melanie Beach, unmarried by Warranty Deed from Norman Bowlby and Roberta Bowlby, Trustees for the Revocable Bowlby Living Trust, dated May 9, 2001 dated September 16, 2011 and recorded September 23, 2011 in Instrument No. 201109230073971 in said Register's Office for Davidson County, Tennessee. The said Melanie Beach, by virtue of marriage, now known as Melanie Beach-West.

Eric West, with the consent of the granting spouse, Melanie West, hereby joins in the execution of this instrument, to convey his marital interest, if any, in said property.

File Number: MTJ-151302

BILL GARRETT, Davidson County
Trans:T20150031546 DEEDWARR
Recvd: 04/27/15 09:35 2 pgs
Fees:13.00 Taxes:323.75
20150427-0037250

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1352 Timber Valley Drive, Nashville, TN 37214

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, has 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 our hands this 16th day of April, 2015.

Melanie Beach-West
Melanie Beach-West

Eric West
Eric West

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Melanie Beach-West and Eric West, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of April, 2015.

Notary Public

My Commission Expires: September 10, 2018

(SEAL)

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

File Number: MTJ-151302