Davidson County DEEDWARR
Recvd: 04/28/15 08:30 2 pgs
Fees:13.00 Taxes:858.40
20150428-0037714

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
15-0401

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd DAY OF April, 2015

Notary Public
Commission Expires: 11-6-17

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Rimon Sawires 2557 Kanlow Drive Antioch, TN 37013	NEW OWNER	174-11-0A-371.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Leah Granderson and husband, Adrian Granderson

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rimon F. Sawires and Randa Agaib, husband and wife

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:

Land in Davidson County, Tennessee being Lot No. 288 on the plan of Cane Ridge Farms, Phase Six, Section One, as shown by plat appearing of record in Instrument No. 20050209-0015098, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Leah Granderson and Husband, Adrian Granderson, by Warranty Deed from The Craig Company dated 05-19-2006 and recorded 05-23-2006 in Instrument No. 20060523-0060703 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2557 Kanlow Drive, Antioch, TN 37013.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 22nd day of April, 2015.

Leah Granderson

Adrian Granderson

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Leah Granderson and Adrian Granderson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

22nd Witness my hand and official seal at Brentwood, Tennessee this 22nd day of April, 2015.

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016

Notary Public
My Commission Expires: 1/18/16

(Notary Seal)

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY