BILL GARRETT, Davidson County
Trans:T20150036575 DEEDWARR
Recvd: 05/12/15 10:28 2 pgs
Fees:13.00 Taxes:588.30
20150512-0043333

LYNNE WARD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File # 15-4007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 159,000.00

Affiant

Subscribed and sworn to before me, this 5th day of May, 2015.

Notary Public

My commission expires: 2/28/17

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
RASHETTA MOSTELLA	**Republic State Mortgage Company**	**16409000600**
5725 CEDAR ASH XING	**2715 Bissoneet, Ste 102**	
ANTIOCH, TN 37013	**Houston, TX 77005**	

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 ACKNOWLEDGE, WE,

SMART GUOBADIA, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RASHETTA MOSTELLA, an unmarried woman

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. 277 ON THE PLAN OF ASHFORD CROSSING OF RECORD IN PLAT BOOK 7900, PAGE 937, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SMART GUOBADIA, MARRIED, BY WARRANTY DEED FROM WILLIAM S. MCCONNELL IV AND WIFE, CHARITY FOSTER MCCONNELL, DATED 06/26/1998 AND RECORDED ON 07/07/1998 IN BOOK 11009, PAGE 618, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS PROPERTY WAS NEVER THE SOLE PRINCIPAL RESIDENCE OF SAID GRANTORS, SPOUSE, HEIRS NOR ASSIGNS.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 5725 CEDAR ASH XING, 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 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 in 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 my/our hand(s) this 5th day of May, 2015.

SMART GUOBADIA

STATE OF Georgia
COUNTY OF Gwinnett

Personally appeared before me, a Notary Public of said County and State, SMART GUOBADIA, the within named Grantor(s), 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.

Witness my hand, at office, this 5th day of May, 2015.

Notary Public

My Commission Expires: 3/22/19

JOHN HOLLINGSWORTH
NOTARY PUBLIC
GWINNETT COUNTY, GA
MY COMMISSION EXPIRES
MARCH 22, 2019