9457
box13

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of May, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

BETH HAZELWOOD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 03-20-2018

THIS INSTRUMENT WAS PREPARED BY
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
Suzanne Aziz	SWBC Mortgage Corporation	13216005500
(NAME)	(NAME)	
637 Elysian Fields Road	9311 San Pedro Avenue, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	San Antonio, TN 78216	
(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, We, **Viyan Aziz and husband, and Hawar Hasan,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Suzanne Aziz, unmarried,** 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. 861 on the Plan of Caldwell Hall, Section XIII, as shown by plat of record in Plat Book 3300, Page 66, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Viyan Aziz, by deed of record in Book Instrument No. 20030602-0074639 , Register's Office for Davidson County, Tennessee.

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

Hawar Hasan joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐

This is improved ☑ property, known as 637 Elysian Fields Road, Nashville, TN 37211
(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:T20150038199 DEEDWARR
Recvd: 05/18/15 09:38 2 pgs
Fees:13.00 Taxes:370.00
20150518-0045252

Witness my/our hands this 14th day of May, 2015.

Viyan Aziz

Viyan Aziz

Hawar Hasan

Hawar Hasan

State of Tennessee
County of Williamson

Personally appeared before me Viyan Aziz and Hawar Hasan, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of May, 2015.

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

Notary Public
My Commission Expires:

File No.: 9457