WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/11/15 08:09 2 pgs
Fees:13.00 Taxes:453.25
20150611-0055133

STATE OF Virginia
COUNTY OF Fairfax

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of June, 2015.

Notary Public

My Commission Expires (AFFIX SEAL) 10-30-2017

HEIDI C. SEAY NOTARY PUBLIC REG. #7555570 COMMONWEALTH OF VIRGINIA

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barker, PC
Stewart Title Company Tennessee Division, 831 Needham Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Habitat for Humanity of Greater Nashville		163-01-O-054.00
(NAME)	(NAME)	
2950 Kfat Drive , suite 100	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Aji Jose f/k/a FNU Aji Jose and wife, Kline Molakan** , hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Habitat for Humanity of Greater Nashville**, hereinafter called the GRANTEE(S), its successors and/or 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. 4 on the Plan of Antioch Woods, Section One, of record in Book 9700, Page 639, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Fnu Aji Jose, married by Cash Deed from Shaun Donovan, the Secretary of Housing and Urban Development, of Washington, D.C., dated 5/16/2012, recorded 5/23/2012 of record in Instrument No. 201205230044690, in the Register's Office for Davidson County, Tennessee.

Kline Molakan joins in this conveyance to convey any and all rights she may have in this property.

This conveyance is subject to any and all existing easements and restrictions of record. This conveyance is also subject to All matters shown on the plat of record in Plat Book 9700, Page 639, Covenants, conditions, easements and restrictions of record in Book 10901, Page 258, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 4037 Moss Drive, Antioch, TN 37013
(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 GRANTEE(S), its successors and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), its successors and/or 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 hand this 9th day of June, 2015.

Aji Jose f/k/a FNU Aji Jose

Kline Molakan

HEIDI C. SEPPI
NOTARY PUBLIC
REG. #7555570
MY COMMISSION EXPIRES
09/30/17
COMMONWEALTH OF VIRGINIA

State of Virginia
County of ~~Fairfax~~

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Aji Jose f/k/a FNU Aji Jose and Kline Molakan the signator(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 9 day of June 2015

Heidi C. Seppi
Notary Public
My Commission Expires: 9/30/2017

RETURN TO:
Stewart Title Company Tennessee Division
831 Needham Drive
Smyrna, TN 37167

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 PIERCE
NOTARY PUBLIC
DAVIDSON COUNTY