WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/16/15 15:52 3 pgs
Fees:18.00 Taxes:702.93
20150616-0057408

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,981.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2015

Notary Public

MY COMMISSION EXPIRES: 3/3/19

(AFFIX SEAL)

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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
Kortney Miguel Warren Yulonda Denise Warren	New Owner	136-05-0-A-66
3017 (NAME) ~~37247~~ Harbor Lights Drive	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, **Isam Aziz and Mushaffa Aziz, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kortney Miguel Warren and Yulonda Denise Warren as tenants in common with right of survivorship,** 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. 71 on the Plan of Bayview Estates, Phase Two (A Planned Unit Development), as shown of record in Instrument No. 20000609-0057633, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Isam Aziz, unmarried, by deed of record in Instrument Number 20090803-0072241, Register's Office for Davidson County, Tennessee. Isam Aziz is now married to Mushaffa Aziz. Mushaffa Aziz hereby joins in this conveyance to waive any marital rights granted to a spouse by law, in said property.

Subject to all matters as shown on the Plan of Bayview Estates, Phase Two, of record in Instrument No. 20000609-0057633, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 10323, Page 55, Book 10727, Page 268, Book 11019, Page 911, Book 11251, Page 126, and Book 11271, Page 163, Register's Office for Davidson County, Tennessee. By-Laws of record in Book 10323, Page 86, Register's Office for Davidson County, Tennessee. Landscape Agreement of record in Book 10339, Page 298, Register's Office for Davidson County, Tennessee. Easements of record in Book 3708, Page 237, Book 7830, Page 233, Book 10085, Page 576, and Book 10339, Page 233, Register's Office for Davidson County, Tennessee. Easement for Bell South of record in Book 11762, Page 271, Register's Office for Davidson County, Tennessee. Quitclaim Deed of Common Areas of record in Instrument No. 20000710-0068261, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3017 ~~37217~~ Harbor Lights Drive, Nashville, TN 37217
(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.

Witness my/our hands this 29th day of May, 2015.

Isam Aziz

Mushaffa Aziz

State of Tennessee
County of Williamson

Personally appeared before me Isam Aziz and Mushaffa Aziz, 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 29th day of May, 2015.

Notary Public _____
My Commission Expires: _____

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

File No.: 9506

True Copy Certification

I, Robyn DuBray, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Cassie Lovvorn, a notary public for this county and state, Robyn DuBray, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/3/2019

