BILL GARRETT, Davidson County
Trans:T20150055129 DEEDWARR
Recvd: 07/08/15 12:42 2 pgs
Fees:13.00 Taxes:702.63
20150708-0066227

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1124

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Roger Alfredo Reyes Wendy L. Reyes 2909 Edge Moor Drive Nashville, TN 37217	SWBC Mortgage Corporation 9311 San Pedro Avenue, Suite 100 San Antonio, TX 78216	150-05-0-172.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $189,900.00

Affiant

Subscribed and sworn to before me, this the 2nd day of July, 2015.

Notary Public

My Commission Expires:
(Affix Seal)

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **J. Rahim Omer,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Roger Alfredo Reyes, a single man and Wendy L. Reyes, a single woman, as joint tenants with rights 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. 762 as shown on the Plan of Edge-O-Lake Estates, Section 17, of record in Plat Book 4460, page 44, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to J. Rahim Omer, by Quitclaim Deed from Ahmad T. Wahidi, dated July 11, 2005, of record in Instrument No. 20050713-0081228, Register's Office for Davidson County, Tennessee.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

This is ☒ Improved OR ☐ Unimproved property located at: **2909 Edge Moor Drive, Nashville, TN 37217**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantees who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this **2nd** day of **July, 2015.**

GRANTOR(S)

J. Rahim Omer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **J. Rahim Omer** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **2nd** day of **July, 2015.**

Notary Public
My Commission Expires:

JESSICA LASCHELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016