File Buy
24B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150084805 DEEDWARR
Recvd: 10/05/15 16:08 2 pgs
Fees: 13.00 Taxes: 523.55
20151005-0101424

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,500.00

Patricia Person
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of October, 2015

A Blackwell
Notary Public

MY COMMISSION EXPIRES: October 05, 2015

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wurya Shwani Mahabad Salih	NEW OWNERS	16202008200
(NAME)	(NAME)	
4011 Creekside Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, I, **Patrica Person,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Wurya Shwani and Mahabad Salih,*** 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:

***husband and wife**

Being Lot No. 127 on the plan of Colewood Acres, Section II of record in Book 3700, page 135, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot fronts 80 feet on the westerly side of Keeley Drive and runs back 194.4 feet on the southerly line and 194.5 feet on the northerly line, to a dead line and measures 68.8 feet.

Being the same property conveyed to Richard C. Trenary and wife, Dorothy S. Trenary by deed from James M. Lawrence and wife, Betty H. Lawrence dated 7/3/68, of record in Book 4249, page 87, Register's Office for Davidson County, Tennessee. Dorothy S. Trenary died on 1/23/03, vesting property in Richard C. Trenary as surviving spouse. Richard C. Trenary died on 5/221/12, intestate. He was survived by his only child Patricia Trenary Person as evidenced by an Affidavit of Heirship of record in Instr. No. 20151005-0101423, said Register's Office.

This conveyance is subject to 2015 taxes, prorated and assumed by the Grantee; all matters on the plan of record in Book 3700, page 135, said Register's Office. This is not the primary residence of the Grantor. This property is being sold as is.

unimproved ☐

This is improved ☑ property, known as 4021 Keeley 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 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 1st day of October, 2015.

Patrica Person

State of Tennessee
County of Williamson

Personally appeared before me Patrica Person, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of October, 2015.

Notary Public Ann B. Waddell
My Commission Expires: October 05, 2015

File No.: 2015-096

ANN B. WADDELL
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON