BILL GARRETT, Davidson County
Trans:T20150097040 DEEDWARR
Recvd: 11/16/15 09:13 2 pgs
Fees:13.00 Taxes:684.50

20151116-0115843

WARRANTY DEED

NAILE M. WILLEY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMM. EXP. NOV. 6, 2018

State of Tennessee
County of Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 21st day of October, 2015.

(Affix Seal)
My Commission Expires:

Notary Public

2015-184

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
725 Cool Springs Boulevard, Suite 201
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Hussain Chagani 331 Witham Court Goodlettsville, TN 37072	NEW OWNER	02603000600

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 consideration, the receipt of which is hereby acknowledged, I/we, **Audrean Williams**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Hussain Chagani**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, situated at 321 Witham Court, Town of Goodlettsville, Davidson County, State of Tennessee, said premises being further described as follows:

Being Lot No.308, Subdivision of Windsor Green, Phase II, Section III, as shown on plat of record in Plat Book 6900, page 845, In the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Audrean Williams, unmarried and Loleatha Smith (now deceased), unmarried, as joint tenants with right of survivorship from Carrie M. Jennings, unmarried by Warranty Deed dated September 18, 2013 and recorded September 23, 2013 in Instrument #20130923-0099641, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 321 Witham Court, Goodlettsville, TN 37072.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 hand(s) this 21st day of October, 2015

X Audrean Williams
Audrean Williams

State of Michigan
County of Oakland

Personally appeared before me, Chris Lenz a Notary Public in and for said County and State, the within named Audrean Williams, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Michigan First Credit, 27000 Evergreen rd, Southfield, Mi 48076 this 21st day of October, 2015.

Notary Public
My Commission Expires: 7-4-18

CHRISTOPHER LENZ
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Comm. Exp. 7/4/2018
Acting in the County of _____
Date 10/23/15