P15-7063-BW

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20150098919 DEEDWARR
Recvd: 11/20/15 10:45 2 pgs
Fees:13.00 Taxes:317.68
20151120-0117898

KIM MURRAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **85,860.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF November, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/25/18

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Shaar		
4313 Belle Mina Lane	New Owner	034-01-035.00
Franklin, TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **A.K.M. Fakhruddin and Joanna Betty Mansolillo Athar and John Howard Tavone, Co-Trustees of The Zillur Rahman Athar Family Trust**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Shaar and Alberto Forero, as tenants in common**

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. 59 on the Plan of Echo Meadows, of record in Plat Book 2331, Page 64, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to A.K.M. Fakhruddin and Zillur Athar by Warranty Deed from Chester Russell and wife, Edith Russell, of record in Book 6039, Page 689, Register's Office for Davidson County, Tennessee, dated April 18, 1983 and recorded on April 18, 1983. The said Zillur Athar having died August 21, 2015, and his Last Will and Testament was admitted to Probate in Davidson County, Tennessee, on October 1, 2015, and property vis vested in testamentary trust. See Docket No. 15P1612.

Joanna Betty Mansilillo Athar and Joanna Betty Mansolillo Athar are one and the same person. Due to a typographical error, Mrs. Athar's name was incorrectly spelled in the Testamentary Trust created in the Zillur Rahman Athar Last Will and Testament probated in Docket No. 15P1612.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **803 Meadow Lark Lane, 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 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 ___ hand( ) this the 10th day of November, 2015.

A.K.M. Fakhruddin, MD
A.K.M. Fakhruddin

The Zillur Rahman Athar Family Trust

Joanna Betty Mansdillo Athar, co-trustee
Joanna Betty Mansdillo Athar, Co-Trustee
JOHN HOWARD TAVONE, CO TRUSTEE
By: Joanna Betty Mansdillo Athar, Attorney-in-Fact
John Howard Tavone, Co-Trustee
By: Joanna Betty Mansdillo Athar, Attorney-in-Fact
SFA

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, A.K.M. Fakhruddin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal this the 10th day of November, 2015.

My Commission expires 10/18/16

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Joanna Betty Mansdillo Athar, Co-Trustee** with whom I am personally acquainted and who upon her oath acknowledged themselves to be the **Co-Trustee** of the **The Zillur Rahman Athar Family Trust** the within named bargainors, and Trust, and that she as such Co-Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Joanna Betty Mansdillo Athar** as such **Co-Trustee**.

SFA

Witness my hand and seal this the 10th day of November, 2015.

My Commission expires 10/18/16

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joanna Betty Mansdillo Athar**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and SFA who acknowledged that she executed the within instrument on behalf of **John Howard Tavone, Co-Trustee of The Zillur Rahman Athar Family Trust**, as his Attorney-in-Fact, as the free act and deed of the within named **John Howard Tavone, Co-Trustee of The Zillur Rahman Athar Family Trust**.

Witness my hand and official seal this the 10th day of November, 2015.

My Commission expires 10/18/16

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public