WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/02/15 12:15 2 pgs
Fees:13.00 Taxes:629.00
20151202-0121518

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of November, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

CRYSTAL SANT NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY MY COMMISSION EXPIRES MAY 6 2019

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 11, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
L. Gilberto Molina Vanessa M. Fuentes-Giron	L. Gilberto Molina	162-02-184
(NAME)	(NAME)	
5057 Colemont Drive	5057 Colemont Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(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, **Khidir A. Sulaiman, a married man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **L. Gilberto Molina and Vanessa M. Fuentes-Giron,** 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:

BEING Lot No. 203 on the Plan of Colewood Acres, Section III, as shown by plat of record in Plat Book 4175, Page 45, as corrected in Book 4398, Page 889 and Book 4404, Page 571, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Khidir A. Sulaiman, a married man by deed from Carolyn J. Nolan, an unmarried woman, dated 3-1-07 of record in Instrument #20070305-0026839, Register's Office for said County.

This is improved ☑ property, known as 5057 Colemont 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 hand this 25th day of November, 2015.

Khidir Sulaiman by Eldez attorney in fact
Khidir A. Sulaiman by Eldez Mhmedsalih Sulaiman

State of Tennessee
County of Rutherford

On this 25th of November, 2015, before me personally appeared Eldez Mhmedsalih Sulaiman, to me know (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Khidir A. Sulaiman, as his Attorney in Fact, under instrument bearing Instrument #_____Register's Office, Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Khidir A. Sulaiman, under said Power of Attorney. Witness my hand and official seal. 20151202-0121517

WITNESS my hand and seal this 25th day of November, 2015.

Notary Public Carla R. Dillard
My Commission Expires: 2-8-19

File No.: 0391

NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY

Certificate of Authenticity

I, Crystal Sarti, 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 herewith 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 Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Crystal Sarti, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page
Notary's Signature

My Commission Expires: 9-10-18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY