#10340

WARRANTY DEED

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of December, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return To: Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Randy C. Espe	New Owner	147160a05200co
(NAME)	(NAME)	
5004 Hasty Dr.	2792 Shabbona Grove Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN	Shabbona, IL. 60550	
(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, **Hozan Barwari,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Randy C. Espe, Elizabeth A. Espe and Emma J. Espe 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. 52, a Planned Unit Development Site Plan, located on McMurray Drive, Nashville, Tennessee, as shown on the condominium site plan of McMurray Court recorded in Book 6250, Page 230, and amended in Book 6606, Page 144, Register's Office for said County to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Hozan Barwari, by deed of record in Instrument No. 20151008-0102584 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This property has never been used as the Grantors primary residence

unimproved ☐

This is improved ☑ property, known as 5004 Hasty Dr., Nashville, TN

(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.

BILL GARRETT, Davidson County
Trans:T20160000144 DEEDWARR
Recvd: 01/04/16 09:46 2 pgs
Fees:13.00 Taxes:592.00
20160104-0000146

Witness my/our hands this 30th day of December, 2015.

Hozan Barwari

State of Tennessee
County of Williamson

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

WITNESS my hand and seal this 30th day of December, 2015.

Notary Public
My Commission Expires: _____

File No.: 10340

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