#10301

WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of January, 2016

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
Maruf Bashar Foujia Akter	Guidance Residential, LLC its successors and/or assigns as their interest may appear	14816003700
(NAME) 544 Rural Hill Road	(NAME) 11107 Sunset Hills Rd. Ste. 200	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Reston, VA 20190	
(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, We**Joel Perez, and Jackeline Hernandez Del Toro f.k.a. Jackeline Hernandez,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Maruf Bashar and wife, Foujia Akter,** 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. 202 on the Plan of Debra Heights, Section Two, of record in Plat Book 3700, Page 39, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Joel Parez, unmarried and Jackeline Hernandez, unmarried, as tenants in common, by deed of record in Instrument No. 20010607-0060068 , Register's Office for Davidson County, Tennessee. Joel Parez being one and the same as Joel Perez (erroneously misspelled in prior deed.) . Jackeline Hernandez now known as Jackeline Hernandez Del Toro.

This property has never been used as the Grantors primary residence.

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

unimproved ☐

This is improved ☑ property, known as 831 Reeves Rd., Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20160007841 DEEDWARR
Recvd: 01/29/16 10:06 2 pgs
Fees:13.00 Taxes:532.80
20160129-0008779

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 15th day of January, 2016.

Joel Perez

Jackeline Hernandez Del Toro

State of Tennessee
County of Williamson

Personally appeared before me **Joel Perez and Jackeline Hernandez Del Toro** , with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of January, 2016.

Notary Public
My Commission Expires:

File No.: 10301

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017