~~SEND TAX STATEMENTS TO NAME AND~~
ADDRESS OF NEW OWNERS:

Basem Shakhlool
108 Grovedale Trace
Antioch, TN 37013

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY.
PREPARED BY:
TRI-STAR TITLE CO., LLC.
106 E. COLLEGE STREET
MURFREESBORO, TN 37130

MAP & PARCEL: 164070A09900CO

BILL GARRETT, Davidson County
Trans:T20160010472 DEEDWARR
Recvd: 02/08/16 11:27 2 pgs
Fees:13.00 Taxes:673.40
20160208-0011842

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum and amount of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned, **KENNETH L. MARQUARDT AND JIMMIE S. MARQUARDT, HUSBAND AND WIFE,** have this day bargained and sold and do hereby transfer and convey unto, **BASEM SHAKHLOOL, MARRIED,** his heirs and assigns, forever, a certain tract or parcel of realty situated in Davidson County, Tennessee and being more particularly described as follows, to-wit:

Lying and being in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 307 on the Final Plat, Section One, Harvest Grove, as the same appears of record in Instrument No. 20060726-0090037, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for more particular description.

Being the same property conveyed to Kenneth L. Marquardt and Jimmie B. Marquardt, husband and wife, as joint tenants with right of survivorship, by Quitclaim Deed of record in Instrument No. 20120910-0081757, said Register's Office. Further reference is made to a Deed from Greenvale Construction, LLC, a Tennessee limited liability company, in a conveyance to Kenneth L. Marquardt of record in Instrument No. 20090202-0008530, said Register's Office.

THIS property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

POSSESSION of premises with delivery of deed.

REAL PROPERTY TAXES for 2016 will prorated between the parties herein.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, his heirs and assigns, forever.

We further covenant with the said grantee, that we arem lawfully seized and possessed of said real estate; that we have a good right to convey the same, and that it is unencumbered except for the 2016 real property taxes, which taxes have been prorated between the parties herein and the grantors having paid their prorata share unto the grantee; the grantee assumes and agrees to pay the same when due.

We do further covenant and bind ourselves, our heirs, assigns and representatives to forever warrant and defend the title to the said real estate unto the said grantee, his heirs and assigns, forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 3rd day of ~~January~~ February, 2016.

Kenneth L. Marquardt

Jimmie S. Marquardt

STATE OF ALASKA)
: ss.
COUNTY OF Anchorage)

Personally appeared before me, the undersigned authority, a Notary Public in and for the state and County aforesaid, the within named Kenneth L. Marquardt and Jimmie S. Marquardt, 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 (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Anchorage, Alaska, on this the 3rd day of February, 2016.

JESSICA J. KOLOSKI NOTARY PUBLIC STATE OF ALASKA

NOTARY PUBLIC

My Commission Expires: 5/14/19

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater is $182.000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, this the 3rd day of February, 2016.

NOTARY PUBLIC

My commission expires: 5/14/19

JESSICA J. KOLOSKI NOTARY PUBLIC STATE OF ALASKA

SEND TAX BILLS TO:
Farmington Mortgage
2002 Richard Jones Rd. Suite 300-A
Nashville, TN 37215