This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square, 615-890-1161
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Bryan D. Aldar et ux
1721 Londonview Place
Antioch, Tennessee 37013

SEND TAX BILL TO:
~~Mortgagee~~ New owner

MORTGAGEE:

_____
_____
_____

MAP/Parcel:
151-10-A-185.00

BILL GARRETT, Davidson County
Trans:T20160013926 DEEDWARR
Recvd: 02/19/16 12:58 2 pgs
Fees:13.00 Taxes:502.83
20160219-0016022

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Adam Raymond and wife, Shauna Mohammed Raymond,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Bryan D. Alder and Chelsie Alder, husband and wife**, 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 all of **Lot No. 153, Phase 2, Villages of Long Hunter, P.U.D.,** as shown by plan and survey of record in Instrument No. 20020515-0059732, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Adam Raymond, a single person, and Shauna Mohammed, a single person, as Joint Tenants with Rights of Survivorship, by Warranty Deed dated December 15, 2004, from Juan C. Buruca and Fabiola Garcia Navarette, appearing of record in Instrument No. 20041222-0152465, Register's Office for Davidson County, Tennessee.

Shauna Mohammed and Shauna Mohammed Raymond are one and the same person.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2016 and subsequent years.

This is **improved** property known as **1721 Londonview Place, Antioch, Tennessee 37013.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 our hands this the **29th day of January, 2016.**

Adam Raymond

Shauna Mohammed Raymond

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Adam Raymond and Shauna Mohammed Raymond**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 29th day of February, 2016.

Lisa D. Turner
NOTARY PUBLIC

LISA D. TURNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 6/19/2016

STATE OF TENNESSEE
COUNTY OF _____

The actual value or consideration, whichever is greater, for this transfer is $135,900.00.

AFFIANT

Subscribed and sworn to before me on this 29th of January, 2016.

NOTARY PUBLIC

My Commission Expires: 1-8-19

TRACEY PERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

File No. 15113858