THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20160035317 DEEDWARR
Recvd: 04/29/16 08:52 2 pgs
Fees:13.00 Taxes:610.50
20160429-0041823

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Welson Amwan and Jakleen Anwan 4244 Nepal Drive Hermitage, Tennessee 37076	SAME	075-06-O-084.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **DANIEL WEBSTER AND WIFE, RACHEL WEBSTER**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **WELSON AMWAN and JAKLEEN ANWAN, Husband and Wife,** hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 317 on the Plan of Hermitage Estates, Section II, as of record in Book 3700, page 23, Register's Office for Davidson County, Tennessee, which plat reference is hereby made for a more complete description.

Being the same property conveyed to Daniel Webster, an unmarried man, by Warranty Deed from Marie C. Patterson, widow and Michael L. Patterson aka Michael J. Patterson aka Michael Joseph Patterson, married, of record in Instrument No. 20141103-0101159, dated 10/30/2014, Register's Office for Davidson County, Tennessee.

Daniel Webster is now married to Rachel Webster, and therefore she joins here only to waive any interest she has by way of marriage to Daniel Webster.

This is improved property known as **4244 Nepal Drive, Hermitage, Tennessee 37076** .

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands this **7th** day of **April, 2016**:

Daniel Webster

Rachel Webster

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DANIEL WEBSTER**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 7th day of April, 2016:

Notary Public

My Commission Expires: 5/23/18

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **RACHEL WEBSTER**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 7th day of April, 2016:

Notary Public

My Commission Expires: 5/23/18

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $165,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 7th DAY OF APRIL, 2016:

Notary Public

My Commission Expires: 6-30-18

LISA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 06-30-2018
WILLIAMSON COUNTY