WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/16/16 10:55 2 pgs
Fees:13.00 Taxes:810.30
20160516-0048458

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$219,000.00**

Affiant

Subscribed and sworn to before me, this 6th day of May, 2016

Notary Public

MY COMMISSION EXPIRES: 1-6
(AFFIX SEAL)

JENNIFER CHANDLER COLE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hany Anwar	Farmington Mortgage, A Division of Capstar Bank	164-13-0A
(NAME)	(NAME)	(MAP)
6112 Bent Wood Drive	2002 Richard Jones Road Suite 300A	004.00-CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Antioch, TN 37013-2385	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Joshua D. Torrence, married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Hany Anwar and spouse Marian Anwar, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Phase Two, Treehaven of record in Plat at Instrument No. 20000112-0004272, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joshua D. Torrence, a married man, by Warranty deed from Cleaster Ewing, an unmarried woman of record in Instrument No. 20101201-0095670 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 6112 Bent Wood Drive, Antioch, Tennessee 37013-2385

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.

ELIZABETH D. TORRENCE, WIFE OF JOSHUA D. TORRENCE, HEREBY JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL RIGHT, TITLE AND INTEREST SHE MAY HAVE IN THE SUBJECT PROPERTY BY REASON OF HER MARITAL STATUS OR OTHERWISE.

Witness my/our hand(s) this 6th day of May, 2016.

Joshua D. Torrence

Elizabeth D. Torrence

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Joshua D. Torrence and Elizabeth D. Torrence, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 6th day of May, 2016.

Notary Public

My Commission Expires: 6/21/16

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

Certificate of Authenticity

I, Jennifer Chandler-Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler-Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01-06-2020