WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160047696 DEEDWARR
Recvd: 06/06/16 15:49 2 pgs
Fees:13.00 Taxes:1557.70
20160606-0057026

SUSAN L HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $421,000.00

Janie L. Falkenberg
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1 day of June, 2016

Susan L. Heinrich
Notary Public

MY COMMISSION EXPIRES: 9-10-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Zied Guizani and Nicole Chaput Guizani	F&M Mortgage	171 08 0C 017.00.
(NAME)	(NAME) 50 Franklin St	
(ADDRESS)	(ADDRESS) Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Twenty-One Thousand And No/100 Dollars ($421,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Anna S. Looney, unmarried and Janie L. Falkenberg, married** , hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Zied Guizani and Nicole Chaput Guizani, 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:

Land in Davidson County, Tennessee being Lot No. 17, Williamsburg at Brentwood Subdivision, a Planned Unit Development, of record in Book 9700, Page 99, as Corrected by Surveyor's Certificate of Correction, of record in Book 10087, Page 840, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Joseph L. Nave, Sr. and wife, Anna S. Looney-Nave and Janie L. Falkenberg by Warranty Deed from Eddie D. Chaffin and wife, Shonda M. Chaffin dated April 23, 2004 and recorded April 27, 2004 as Instrument No. 200404270047400 with consideration amount $275,000.00, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Anna S. Looney, unmarried and Janie L. Falkenberg, married as joint tenants with right of survivorship by Quit Claim Deed from Joseph L. Nave, Sr., and wife, Anna S. Looney-Nave and Janie L. Falkenberg dated March 8, 2007 and recorded March 13, 2007 as Instrument No.200703130030842 with consideration of $100,000.00, in said Register's Office for Davidson County, Tennessee.

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Said property has never been the primary residence of Peter Falkenberg, husband of Janie L. Falkenberg.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5701 Portsmouth Pl, Brentwood, TN 37027

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, has 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 our hands this 1st day of June, 2016.

Anna S. Looney

Janie L. Falkenberg

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Anna S. Looney and Janie L. Falkenbergthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of June, 2016.

Notary Public

My Commission Expires 4-10-18

(SEAL)

SUSAN L HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

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