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:T20160054851 DEEDWARR
Recvd: 06/28/16 09:26 2 pgs
Fees:13.00 Taxes:334.85
20160628-0065635

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Richard Jeffery and Anita Jeffery 709 Holder Drive Nashville, Tennessee 37217	Iserve Residential 1125 Ocean Ave. Lakewood, NJ 08701	136-14-O-153.00

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, I, **RAGHEED SLEEWA**, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **RICHARD JEFFERY AND WIFE, ANITA JEFFERY**, 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 Zone Lot No 70-A, as shown on the map entitled Zone Lot Division, Lots Nos. 67-70, Harbor Gate, Section 1, of record in Plat Book 6200, page 331, amending Plat Book 5200, page 712, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ragheed Sleewa, by Quitclaim Deed from Layla Asie, of record on 03/01/2007, at Instrument No. 20070301-0025074, Register's Office for Davidson County, Tennessee.

This is improved property known as **709 Holder Drive, Nashville, Tennessee 37217 .**

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 my hand this **24th** day of **June, 2016**:

Ragheed Sleewa

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 **RAGHEED SLEEWA**, the bargainor, 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 24th day of June, 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~~ Rutherford

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $90,500.00.

Danielle Crane

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 24th DAY OF JUNE, 2016:

Notary Public

My Commission Expires: 8-18-18

