Davidson County DEEDWARR
Recvd: 07/01/16 09:39 3 pgs
Fees:18.00 Taxes:814.00
20160701-0067407

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

Subscribed and sworn to before me, this 30th day of June, 2016

Notary Public

MY COMMISSION EXPIRES: 01-02-2020
(AFFIX SEAL)

DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC JORDAN T MYERS

163709

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
Akar S. Aran	F & M Bank	182-01-0A
(NAME)	(NAME)	(MAP)
3216 Hidden Creek Drive	P.O. Box 451	070.00-CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Antioch, TN 37013-4567	Clarksville, TN 37041	
(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, Justin M. Essary, married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Akar S. Aran and Ayrin Torabian, husband and wife, 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. 70 on the Plan of Phase One, Section Two, Sunset Hills of record in Plat at Instrument No. 20071220-0146323, 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 Justin M. Essary, by Warranty deed from Lake Forest Homes, Inc. of record in Instrument No. 20081003-0100960 Register's Office for Davidson County, Tennessee, dated September 26, 2008 and recorded on October 03, 2008.

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: 3216 Hidden Creek Drive, Antioch, Tennessee 37013-4567

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.

The said Lauren Kathleen Essary JOINS in this conveyance for the purpose of conveying any interest she may have in above referenced property marital or otherwise

LAUREN KATHLEEN ESSARY, WIFE OF JUSTIN M. ESSARY, 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 29 day of June, 2016.

Justin M. Essary

Lauren Kathleen Essary

STATE OF TENNESSEE
COUNTY OF Washington

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Justin M. Essary, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

REBECCA REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WASHINGTON COUNTY

29 Witness my hand and official seal at office at Johnson City, Tennessee, on this the 29 day of June, 2016.

Rebecca Reynolds
Notary Public

My Commission Expires: 04/08/18

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Lauren Kathleen Essary, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at _____, Tennessee, on this the _____ day of June, 2016.

Notary Public

My Commission Expires:

LAUREN KATHLEEN ESSARY, WIFE OF JUSTIN M. ESSARY, 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 29 day of June, 2016.

Justin M. Essary

Lauren Kathleen Essary

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Justin M. Essary, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at _____, Tennessee, on this the _____ day of June, 2016.

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Knox

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Lauren Kathleen Essary, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Knoxville, Tennessee, on this the 29th day of June, 2016.

Notary Public

ANNE E. COLSTON
TENNESSEE NOTARY PUBLIC
COUNTY OF KNOX

My Commission Expires:
11/4/2018

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires
4-24-2018