Davidson County DEEDWARR Recvd: 07/05/16 12:16 3 pgs Fees:18.00 Taxes:952.75 **20160705-0068422**

#33034

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

G-TG-16-6508-T

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Christopher G. Banker	Movement Mortgage, LLC	
(NAME)	(NAME)	**102-04-0-181.00**
6508 Mercomatic Court	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209-2909	Virginia Beach, VA 23452	
(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, **HASSAN MERANI, MARRIED AND JEMAL MERANI, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTOPHER G. BANKER, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 806 on the Plan of Charlotte Park, Section 22 of record in Plat Book 3700, Page (s) 67 & 68, 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 Jemel Merani and, Hassan Merani, as joint tenants with the right of survivorship by Warranty deed from Terri Snider of record in Instrument No. 20041007-0121455 Register's Office for Davidson County, Tennessee, dated October 06, 2004 and recorded on October 07, 2004.

The above referenced property was investment property for Hassan Merani and has never been used as the principal marital residence. Hanar Barawari joins in this conveyance to convey any and all marital interest she may have to said property.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3700, Page (s) 67 and 68, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4017, Page 699, in the Register's Office for Davidson County, Tennessee.
- Rights, conditions, obligations and restrictions regarding use of the sewerage system stated in agreement between Consolidated Developments, Inc, and City of Nashville, of record in Book 2593, page 566, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6508 Mercomatic Court , Nashville, Tennessee 37209-2909**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 30th DAY OF JUNE, 2016.

Hassan Merani

Jemal Merani

Hanar Barawari

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HASSAN MERANI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of June, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEMAL MERANI AND HANAR BARAWARI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of June, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, 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:
Notary Seal:

