BETH HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018

#10958

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

Subscribed and sworn to before me, this DAY OF 6th day of July, 2016

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067
2LR16-7267

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mehvan Ali	Mehvan Ali	
7267 Santeelah Way (ADDRESS)	7267 Santeelah Way (NAME) (ADDRESS)	
Antioch, TN 37013-4563 (CITY) (STATE) (ZIP)	Antioch, TN 37013-4563 (CITY) (STATE) (ZIP)	181-03-0A-258.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we HUGH HINES AND WIFE, CHARLENE M. DIAZ, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MEHVAN ALI AND FALAK BERMOUS, _____, hereinafter called the Grantee(s), their heirs 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. 69 on the Plan of Section One of Phase One, Addition to Indian Creek, RS-10 Subdivision- Cluster Lot Option, a Planned Unit Development of record in Instrument No. 20060330-0035946, 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 Hugh Hines and wife, Charlene M. Diaz by Warranty Deed from Robert A. Brown, Jr. and wife, LaChandra Brown, of record in Instrument No. 20110809-0061320, Register's Office for Davidson County, Tennessee, dated August 05, 2011 and recorded on August 09, 2011.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument No. 20060330-0035946, Book 10752, Page 553, Book 11708, Page 575, Instrument No. 200000727-0074152, Instrument No. 20030509-0062505, Instrument No. 20050118-0006063, Instrument No. 20060523 0060562, Instrument No. 20070606-0067790, Instrument No. 20070606-0067791 and Instrument No. 20140403-0027632, Book 11033, Page 509, as amended in Instrument No. 20000727-0074153, Book 11033, Page 519 and in Instrument No. 20130516-0049304, Book 10729, Page 380, Book 6549, Page 403, Instrument Nos. 20060526-0062237, Instrument No. 20000802-0076584 and Instrument No. 20041025-0128024, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 7267 Santeelah Way, Antioch, Tennessee 37013-4563
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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.

BILL GARRETT, Davidson County
Trans:T20160058314 DEEDWARR
Recvd: 07/08/16 11:34 2 pgs
Fees:13.00 Taxes:1073.00
20160708-0070070

Witness my/our hand(s) this day of , .

Hugh Hines

Charlene M. Diaz

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of June, 2016, before me personally appeared Hugh Hines and Charlene M. Diaz to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

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

Notary Public

My Commission Expires:

(SEAL)

DEBBIE A TOM MORRIS NOTARY PUBLIC GWINNETT CO. GEORGIA

Debbie A Tom Morris
Notary Public, Gwinnett County, Georgia
My Commission Expires December 9, 2018

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959