WARRANTY DEED

BMR16-5933

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,000.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF July 2016.

Notary Public

MY COMMISSION EXPIRES: 9/2018
(AFFIX SEAL)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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
Ileana Mendoza Alexis Yonathan Mendoza	Owner (NAME)	
5933 Retriever Court (ADDRESS)	at property (ADDRESS)	
Antioch, TN 37013-5125 (CITY) (STATE) (ZIP)	address (CITY) (STATE) (ZIP)	172-08-0A-069.00-CO

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 TAHIR TAHIRAJ AND DHURATA TAHIRAJ, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ILEANA MENDOZA AND ALEXIS YONATHAN MENDOZA, WIFE AND HUSBAND, 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 Two-B, Hunters Branch, Planned Unit Development of record in Plat Book 6900, Page 337, 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 Tahir Tahiraj and Dhurata Tahiraj by Special Warranty deed from Federal National Mortgage Association aka Fannie Mae, a corporation organized under and existing pursuant to the laws of the United States of record in Instrument No. 20060530-0063095 Register's Office for Davidson County, Tennessee, dated May 19, 2006 and recorded on May 30, 2006.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 6900, Page (s) 336 and 337, Book 661, Page 7, Book 8923, Page 318, Book 7893, Page (s) 324, 403 and 407, Book 6632, Page 429, Book 6632, Page 424; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5933 Retriever Court , Antioch, Tennessee 37013-5125
(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:T20160060006 DEEDWARR
Recvd: 07/13/16 13:33 2 pgs
Fees:13.00 Taxes:665.63
20160713-0071809

Witness my/our hand(s) this 16th day of June, 2016.

Tahir Tahiraj

Dhurata Tahiraj

STATE OF Tennessee
COUNTY OF Davidson

On this the 16th day of June, 2016, before me personally appeared Tahir Tahiraj and Dhurata Tahiraj, husband and wife 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 16th day of June, 2016.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)

ROBYN DUBRAY WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY My Commission Expires

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