WARRANTY DEED

SEAN HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: OCTOBER 7, 2019

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $273,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of July, 2016

Notary Public

MY COMMISSION EXPIRES: 10/7/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Giju George	New Owners	073-01-0-080.00
(NAME)	(NAME)	
17729 Vierda Avenue		Davidson County DEEDWARR Recvd: 07/14/16 13:42 3 pgs Fees:18.00 Taxes:1010.10 **20160714-0072403**
(ADDRESS)	(ADDRESS)	
Cerritos, CA 90703		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Angela M. Perrault, unmarried and Stephanie L. Flick, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Giju George and Sheeba George, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a 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. 30 on the Map of Happy Valley, Section B, not of record, described according to a survey made by Z.J. Wilkinson, Surveyor, September 2, 1954, as follows: Beginning on the northerly margin of Bobby Avenue at a point 775 feet east of the easterly margin of Cooper Lane, being the corner of Lot Nos. 29 and 30; thence with the line between said two lots, northwardly 140 feet to the common corner of Lot Nos. 10, 11, 29 and 30; thence at right angles, eastwardly 100 feet to the common corner of Lot Nos. 11, 12, 30 and 31; thence at right angles, southwardly 140 feet to the northerly margin of bobby Avenue; thence with said Avenue westwardly 100 feet to the point of beginning.

Being the same property conveyed to Angela M. Perrault, unmarried, and Stephanie L. Flick by deed from Agustin Ambriz Contreras dated Marach 30, 2009 and recorded on April 3, 2009 in Instrument No: 20090403-0030715, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2729 Bobby Avenue, Nashville, TN 37216
(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 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.

Witness my/our hands this 11th day of July, 2016.

Angela M. Perrault

Stephanie L. Flick

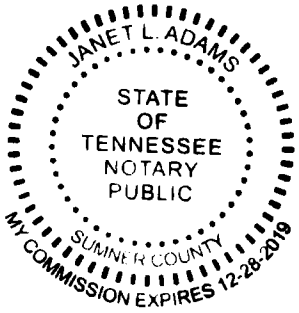
State of Tennessee
County of Sumner

Personally appeared before me Angela M. Perrault and Stephanie L. Flick, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of July, 2016.

Notary Public _____
My Commission Expires: _____

File No.: 162051



Certificate of Authenticity

I, Edward A. Cooper, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, _____, a notary public for this county and state, Edward A. Cooper 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: 11-5-18.

Notary's Seal (If on paper)

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY