BILL GARRETT, Davidson County
Trans:T20160061875 DEEDWARR
Recvd: 07/19/16 09:58 2 pgs
Fees:13.00 Taxes:1184.00
20160719-0074036

LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

WARRANTY DEED

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires: May 6, 2019

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of July, 2016

Notary Public

MY COMMISSION EXPIRES: 5-6-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jason P. Bobo Maria Derickson Bobo	First Community Mortgage	155080b04200co
(NAME)	(NAME)	
7312 S. Colony Street	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Murfreesboro, TN 37129	
(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, **Muhammad S. Barwari and wife, and Sabiha Barwari,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jason P. Bobo and Maria Derickson Bobo, 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. 42 on the Plan of Resubdivision of Lots 41, 42 and 43 South Colony at Riverbend Phase I, as of record in Plat Book 7900, Page 279, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Muhammad S. Barwari and wife, Sabiha Barwari, by deed of record in Book 9872 , Page 923 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 7312 S. Colony Street, Nashville, TN 37221
(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 18th day of July, 2016.

Muhammad Barwari by Hozan Barwari, his attorney in fact

Muhammad S. Barwari by Hozan Barwari, his attorney in fact

Sabiha Barwari by Hozan Barwari, her attorney in fact

Sabiha Barwari by Hozan Barwari, her attorney in fact

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 18th day of July, 2016, before me personally appeared Hozan Barwari, the person who executed the foregoing instrument on behalf of Muhammad S. Barwari and Sabiha Barwari and who acknowledged that he executed the same as the free act and deed of the said Muhammad S. Barwari and Sabiha Barwari, through Power of Attorney granted he by the said Muhammad S. Barwari.

Notary Public
Commission Expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017