Davidson County DEEDWARR Recvd: 08/04/16 14:20 3 pgs Fees:18.00 Taxes:745.55 **20160804-0081017**	STATE OF Tennessee COUNTY OF SUMNER THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $201,500.00 . Affiant SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 4th DAY OF August, 2016. (Affix Seal) Notary Public My Commission Expires: 2/21/2020

WARRANTY DEED

YAHYA-H16287

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jhuliana Lopez, an unmarried woman and Nechirvan Yahya, an unmarried man	NEW OWNER'S	173.09-0A-345.00 CO
7852 Heaton Way		
Nashville, TN 37211		

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, I/we, JOELLE FRASCA AND JOSEPH L. FRASCA, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JHULIANA LOPEZ, AN UNMARRIED WOMAN AND NECHIRVAN YAHYA, AN UNMARRIED MAN, 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:

Being Lot No. 354 on the plan of Resubdivision of Lot Nos. 220 & 351 through 355 Phase Four Lenox Village as shown by plat appearing of record in Instrument No. 20050125-0008840 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joelle Frasca and Joseph L. Frasca by Deed from Sherry Webb, unmarried of record at Book 201606170061670, recorded on 06/17/2016, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 7852 Heaton Way, Nashville, Tennessee 37211 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 4th day of August, 2016 :

Joelle Frasca

Joseph L. Frasca

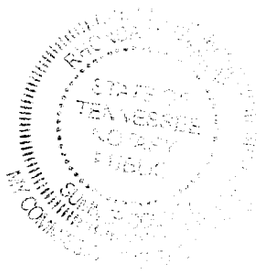
STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda Hancock, a Notary Public in and for said County and State, the within named JOELLE FRASCA AND JOSEPH L.. FRASCA, HUSBAND AND WIFE, the bargainor(s), 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 at Sumner County, Tennessee, this 4th day of August, 2016.

Notary Public

My Commission Expires: 10-18-19



True Copy Certification

I, Jamie Ivey, 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 therewith 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 Williamson

Personally appeared before me, Cassie Lovvorn, a notary public for this county and state, Jamie Ivey, 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: 03/03/2019

