BILL GARRETT, Davidson County
Trans: T20160078810 DEEDWARR
Recvd: 09/08/16 12:04 2 pgs
Fees: 13.00 Taxes: 704.85
20160908-0094625

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 7th day of September, 2016, by and between Oluwafisayo Adebiyi and Margaret Araoye, a married couple, party of the first part, and _____ Mohammed Anwar, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, Being Lot No. 80, Final Plat of Windhaven Shore, Section Four of record in Instrument No. 20041222-0152517 (erroneously referred to as 2004122-0152517 in prior deed), Register's Office for Davidson County, Tennessee, to which reference is hereby made of a more particular description of said property.

Being all or part of the same property conveyed to Oluwafisayo Adebiyi and Margaret Araoya by virtue of that certain Special Warranty Deed dated May 22, 2009, at Instrument No. 20090603-0050972 and Affidavit at Instrument No. 20090724-0069855 in the Register's Office of Davidson County, Tennessee.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Instrument No's 20041222-0152517, 20030219-0021585, 20030219-0021586 in said Register's Office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Oluwafisayo Adebiyi, by Memorie White, Attorney in Fact
Oluwafisayo Adebiyi, by Memorie White, Attorney In Fact

Margaret Araoye by Memorie White, Attorney in Fact
Margaret Araoye, by Memorie White, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of September, 2016, before me personally appeared Memorie White, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Oluwafisayo Adebiyi and Margaret Araoye and acknowledged that she executed the same as the free act and deed of the said Oluwafisayo Adebiyi and Margaret Araoye.

WITNESS my hand and official seal at office this 7th day of September, 2016.

_____
Notary Public

My Commission Expires: 9.25.19

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

Property Owner & Address: Mohammed Anwar
5549 Oak Chase Dr
Antioch, TN 37013

Tax Parcel No 150160A12600CO

Property Address: 3316 Stoneshore Trace
Antioch, TN 37013

MAIL TAX
BILLS TO: owner at owners address

Firm File #: 20160856

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $190,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 7th day of September, 2016.

Notary Public

My Commission Expires: 9/25/19

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019