11258

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160091675 DEEDWARR
Recvd: 10/18/16 09:53 2 pgs
Fees:13.00 Taxes:425.50
20161018-0109786

BETH HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$115,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of October, 2016

Notary Public

MY COMMISSION EXPIRES:

(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
Jessica B. Evans	Everbank	15002028100
(NAME)	(NAME)	
3046 High Rigger Dr.	2250 Hickory Rd 140	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Plymouth Mtg PA 19462	
(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, I, **Zied Guizani,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jessica B. Evans, unmarried,** 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:

Being Lot No 104A, on the Plan of Zone Lot Division of Lot 104, Harbor Gate, Section 2, Revised of record in Plat Book 6250, page 33 and revised in Plat Book 8250 page 566, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Zied Guizani, unmarried, by deed from Wendi Jamison fka Wendi L. Gardner of record in Instrument No. 20040901-0106035, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3046 High Rigger Dr., Nashville, TN 37217
(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 14th day of October, 2016.

Zied Guizani

Zied Guizani

State of Tennessee
County of ~~Williamson~~ Wilson

Personally appeared before me Zied Guizani, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of October, 2016.

Notary Public
My Commission Expires: _____

File No.: 11258

KRYSTN T. BURRELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-01-2019