Davidson County DEEDWARR
Recvd: 10/21/16 11:11 2 pgs
Fees:13.00 Taxes:795.50
20161021-0111432

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5-10-2019

(AFFIX SEAL)

PATRICIA HAGGARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-10-2019

NAT-166175

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
Jag Rai Suk Rai	Movement Mortgage	16202020200
(NAME)	(NAME)	
4020 Coleridge Dr.	841 Seahawk Circle	
(ADDRESS)	(ADDRESS) 23452	
Antioch, TN 37013	Virginia Beach, VA	
(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, **Aziz Ibrahimi and La'ale Atto Ibrahimi, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jag Rai and Suk Rai,** married 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 192 on the Plan of Colewood Acres, Section 3 as of record in Book 4175 page 45 Register's Office for said county

Said lot fronts 75 feet on the northeasterly side of Coleridge Drive and extends back 202.5 feet on the southeasterly line and 199 feet on the northwesterly line to a dead line and measures 75.08 feet

Being the same property conveyed to Aziz Ibrahimi and wife La'Ale Atto Ibrahimi aka La'Ale Ibrahimi by deed of record in Instrument 20050602-0062704 , 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 4020 Coleridge Dr., Antioch, TN 37013
(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 October, 2016.

Aziz Ibrahimi

La'ale Atto Ibrahimi

State of Tennessee
County of Williamson

Personally appeared before me Aziz Ibrahimi and La'ale Atto Ibrahimi, 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 18th day of October, 2016.

Notary Public
My Commission Expires: _____

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

File No.: 11461

True Copy Certification

I Maxwell Coyle, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Maxwell Coyle

State of Tennessee/County of Williamson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Maxwell Coyle, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith Commission Expires 4-24-2018

SHELLY M SMITH
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY