WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160096820 DEEDWARR
Recvd: 11/02/16 09:51 2 pgs
Fees:13.00 Taxes:851.00
20161102-0115703

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31ST DAY OF OCTOBER, 2016

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Michael A. Newton	NEW OWNER	141 06 0C 076.00
(NAME)	(NAME)	
4053 Stonybrook Dr. AKA 3744 Springwater Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Thirty Thousand And No/100 Dollars ($230,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Samir Djabi and wife, Andrea Djabi f/k/a Andrea Rojas**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael A. Newton, an unmarried man**, 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. 64 on the Plan of Riverbridge Community Phase 1B of record in Doc. No. 20030709-0094605, Register's Office for said County, to which plan reference is made for a complete description.

Being the same property conveyed to Samir Djabi and wife, Andrea Rojas by Warranty Deed from Christopher Lemke and wife, Meghan J. Lemke dated July 18, 2012 and recorded July 23, 2012 as Instrument No. 20120723-0064393, in said Register's Office for Davidson County, Tennessee.

Andrea Rojas married Samir Djabi and changed her name legally since taking title to: Andrea Djabi

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 4053 Stonybrook Dr. AKA 3744 Springwater Dr., Nashville, TN 37221

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, has 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 our hands this the 28th day of October, 2016

Samir Djabi

Samir Djabi

Andrea Djabi

Andrea Djabi

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Samir Djabi and wife, Andrea Djabi, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of October, 2016.

Notary Public

My Commission Expires: 3/6/18

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: FRN-166620SSO