WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160109674 DEEDWARR
Recvd: 12/14/16 08:50 2 pgs
Fees:13.00 Taxes:1006.40
20161214-0130913

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-25-2020

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of December, 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
Chad A. Barnes	MERS	16103000600
(NAME)	(NAME)	
540 Brewer Dr.	P.O Box 2026	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Flint MI 48501-2026	
(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 **Sherzad M. Muhsin and wife, Shelair M. Muhsin f.k.a. Shelair M. Saleem** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Chad A. Barnes, 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. 40 on the Plan of Whispering Hills Section Four as of record in Plat Book 2900 page 22 Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description

Being the same property conveyed to Sherzad M. Muhsin and wife, Shelair M. Saleem , by deed of record in Instrument 20060906-1110395 , Register's Office for Davidson County, Tennessee.Shelair M. Saleem now known as Shelair M. Mushin.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 540 Brewer Dr., Nashville, TN 37211
(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 8th day of December, 2016.

Sherzad M. Muhsin

Shelair M. Muhsin

State of Tennessee
County of Williamson

Personally appeared before me Sherzad M. Muhsin and Shelair M. Muhsin with whom I am personally acquainted, and who acknowledged that theyexecuted the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 8th day of December, 2016.

Notary Public
My Commission Expires:

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