Davidson County DEEDWARR
Recvd: 12/30/16 11:17 2 pgs
Fees:13.00 Taxes:721.50
20161230-0137374

166499

WARRANTY DEED

REBECCA KROGER
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 9-22-2020

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of December, 2016

Notary Public

MY COMMISSION EXPIRES: 9-22-20

(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
Zam Khai	New Owner	148-05-0-012.00
(NAME)	(NAME)	
326 Leopole Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **Zaki Silevani, and wife Kaila Silevani** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Zam Khai, a married 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, 84 on the Plan of Hillbrook Section III of record in Book 3300 page 84, Register's Office for Davidson County, Tennessee more particularly described as follows:

Said Lot No. 84 which is a corner lot, fronts 105.0 feet on the southeasterly margin of Leopole Road and fronts 88.2 feet on the northeasterly margin of Faulkner Drive, said frontages being joined by a curve having a length of 39.3 feet and extends back 147.7 feet on the southeasterly line and 117.9 feet on the northeasterly line to a point of intersection.

Being the same property conveyed to Zaki Silevani by deed of record in Instrument 20061107-0138411 Register's Office for Davidson County, Tennessee.

The said Kaila Silevani joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted by law in the property.

This instrument is executed on behalf of Kaila Silevani by Zaki Silevani as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20161230-0137373 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 326 Leopole Rd., 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 13th day of December, 2016.

Zaki Silevani

Kaila Silevani by her attorney in fact

State of Tennessee
County of Williamson

On this the 13th day of December, 2016, before me personally appeared Zaki Silevani, the person who executed the foregoing instrument on behalf of Kaila Silevani and acknowledged that he executed the same as the free act and deed of the said Kaila Silevani, through Power of Attorney granted him by the said Kaila Silevani.

Notary Public
My Commission Expires:

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State. the within named Zaki Silevani the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to the within named bargainor and who acknowledge that he executed the within instrument of the purposes therein contained.

Notary Public

commission expires
File No.: 11476

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

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 STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY