Send Tax Statements To:
New Owner

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Name and Address of New Owner:
Jenar Saleem
1761 Red Jacket Drive
Antioch, TN 37013

From Information Furnished By
The Parties

Map and Parcel 173-5-A/169CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **CASSIE SWINNEY, UNMARRIED**, has this day bargained and sold and does hereby transfer and convey unto, **JENAR I. SALEEM, UNMARRIED AND MUAZAZ ARMAGHANI, MARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** their heirs and assigns, forever, that certain parcel of real estate located in the Civil District of Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

> Being all of Unit No. 169, on the plan of Barnes Crossing, Phase One, Planned Unit Development, according to Master Deed appearing of record in Instrument Number 20050721-0084791, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
>
> Being the same property conveyed to Cassie Swinney, by deed from Fannie Mae A/K/A Federal National Mortgage Association,, dated May 16, 2013 appearing of record in Instrument Number 20130606-0057427, of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to Master Deed and By Laws of record in Instrument No. 20050721-0084791, in Instrument No. 20050805-0092480, and in Instrument No. 20051114-0136938; Easement to Metro of record in Instrument No. 20050721-0084791 and in Instrument No. 20050811-0095171; Charter of Homeowners Association included of record in Master Deed as Exhibit B; Planned Unit Development Boundary of record in Instrument No. 20050128-0010427; and to any and all matters shown on said plat and survey of record in Master Deed in Instrument No. 20050721-0084791, Instrument No. 20050805-0092480 and amended of record in 20051114-0136938; all of said Register's Office.
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **JENAR I. SALEEM, UNMARRIED AND MUAZAZ ARMAGHANI, MARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, their heirs and assigns, forever.

Davidson County DEEDWARR
Recvd: 12/30/16 16:16 3 pgs
Fees:18.00 Taxes:610.50
20161230-0137715

unencumbered, except for the lien of the 2016 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 28th day of December, 2016.

Cassie Swinney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, Cassie Swinney, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Antioch, Tennessee, this the 28th day of December, 2016.

TAREE L RUSSELL STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: 1/24/17

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $165,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

Brandie D. Phillips

AFFIANT

PSWORN to and subscribed before me,
this 28th day of December, 2016.

NOTARY PUBLIC
My Commission Expires: 1/24/17

TAREE L RUSSELL STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

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

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.