BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170015655 DEEDWARR
Recvd: 02/22/17 11:36 2 pgs
Fees:13.00 Taxes:702.63
20170222-0017802

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of February, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

TRACI WILLIAMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-10-2018

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 NUMBER
Christopher Van Oostrom	Same	182060a12900co
(NAME)	(NAME)	
7485 Maggie Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **Amir Z. Tahir and wife, Kawjeen J. Tahir,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Christopher Van Oostrom, 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:

Land in Davidson County, Tennessee, being Lot 125, Final Plat, Old Hickory Hills, Phase Two, Section One, as shown on plat of record in Instrument No. 20030623-0086188, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Amir Z. Tahir and wife, Kawjeen J. Tahir by Warranty Deed dated November 15, 2010 from KBR Commercial LLC, of record in Instrument No. 20101123-0093709, 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 7485 Maggie Drive, 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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my/our hands this 21st day of February, 2017.

Amir Z. Tahir

Kawjeen J. Tahir

State of Tennessee
County of Williamson

Personally appeared before me Amir Z. Tahir and Kawjeen J. Tahir, 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 21st day of February, 2017.

Notary Public
My Commission Expires: _____

File No.: 11762

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020