Advantage Title And Escrow, Inc.
3325 Aspen Grove Dr., Ste 104
Franklin, TN 37067

Return to: #11581

SPECIAL WARRANTY DEED

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

STATE OF TN
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of February, 2017

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lokman and Faiza Rashid	New Owner	16201011100
(NAME)	(NAME)	
2317 Forest Lake Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/We, Selene Finance LP, 9990 Richmond Avenue Ste 405 Houston TX 77042 HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lokman Rashid and wife, Faiza Rashid, 2317 Forest Lake Drive Nashville TN 37211, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN RUTHERFORD COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being Lot No. 22 on the Plan of Tusculum Gardens, Section 1 of record in Plat Book 4660, Page 35, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Selene Finance, LP by deed of record in Instrument No. 20170207-0012892, 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 304 Garden View Ct Antioch TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

"By accepting this Special Warranty Deed, Grantee acknowledges that he has had adequate opportunity to inspect the property conveyed herein as well as all improvements located thereon. Except as specifically set forth in this Special Warranty Deed this conveyance is made without warranty or representation, either expressed or implied and is on an "AS IS" and "WHERE AS" basis. And Grantor does further covenant and bind itself, it's assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, it's heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise. 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.

BILL GARRETT, Davidson County
Trans:T20170019455 DEEDWARRSP
Recvd: 03/07/17 10:10 2 pgs
Fees:13.00 Taxes:418.10
20170307-0022344

Witness my hand this 27 th day of February, 2017.

Selene Finance LP

Stephanie McDaniel Assistant Vice President

STATE OF Florida
COUNTY OF Duval

Before me the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Stephanie McDaniel with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself/herself to be the Assistant Vice President Assistant Vice President of Selene Finance LP and the he/she as such executed the foregoing instrument for the purposes therein contained, by signing the name of Selene Finance LP by himself/herself as Assistant Vice President.

Witness my hand and official seal at Jacksonville, Florida, this the 27 th day of February 2017.

Admir Imamovic
Notary Public
Commission Expires: July 15, 2018

Admir Imamovic
COMMISSION # FF 141918
EXPIRES: JUL 15, 2018
BONDED THRU
1st FLORIDA NOTARY, LLC