WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170027270 DEEDWARR
Recvd: 03/31/17 11:11 2 pgs
Fees:13.00 Taxes:599.40
20170331-0031538

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of March, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Commission Expires September 18, 2017

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
Jason Philip Soucy	Guaranty Trust Co.	173050A26900CO
(NAME)	(NAME)	
1919 Shaylin Loop	316 Robert Rose Dr.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murfreesboro, TN 37129	
(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, **Mahmoud Matiniazad and Maria L. Matiniazad,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jason Philip Soucy and spouse, Joseph M. Tilley,** 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. 269, a/k/a Unit 269, on the Plan of Barnes Crossing, A Planned Unit Development, as established by and shown as an Exhibit to the Master Deed of record in Instrument No. 20050721-0084791, re-recorded in Instrument No. 20050805-0092480, and as amended in Instrument No. 20051114-0136938, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mahmoud Matiniazad, married by Deed of record in Instrument No. 20130905-0093828, Register's office for Davidson County, Tennessee.

Maria L. Matiniazad 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 to a spouse by law in the property.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 1919 Shaylin Loop, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

BOX 10-A

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 30th day of March, 2017.

Mahmoud Matiniazad

Maria L. Matiniazad

State of Tennessee
County of Williamson

Personally appeared before me Mahmoud Matiniazad and Maria L. Matiniazad, 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 30th day of March, 2017.

Notary Public
My Commission Expires:

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

File No.: 11809