WARRANTY DEED

File #17106

LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $327,000.00

Beth Cruz
Affiant

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires May 6, 2019

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF APRIL, 2017.

Notary Public

MY COMMISSION EXPIRES: 5-6-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Manuel Cruz	First Bank Mortgage	-142-10-0-149.00
(NAME)	(NAME)	
7408 Birkdale Place	PO Box 11733	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Newark, NJ 07101	
(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, **Allan Maharaj and Fatima Maharaj, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Manuel Cruz and Beth Cruz, husband and wife,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 3 on the Plan of Birkdale Place of record in Plat Book 7900, Page 971, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 72.00 on the Easterly margin of Birkdale Place and extends back 117.99 feet on the Northerly line and 117.23 feet on the Southerly line to a dead line in the rear, measuring 72.00 feet thereon.

Being the same property conveyed to Allan Maharaj and spouse, Fatima Maharaj by Warranty deed from Wade C. Eley and John W. Eley of record in Instrument No. 20071003-0118056 Register's Office for Davidson County, Tennessee, dated October 01, 2007 and recorded on October 03, 2007.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

unimproved ☐
This is improved ☒ property, known as 7408 Birkdale Place, Nashville, TN 37221
(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.

BILL GARRETT, Davidson County
Trans:T20170035046 DEEDWARR
Recvd: 04/26/17 09:44 2 pgs
Fees:13.00 Taxes:1209.90
20170426-0040789

Witness my hand this 25th day of April, 2017.

Allan Maharaj by: _____, his attorney in fact

Allan Maharaj by Daniel Heard, his attorney in fact

Fatima Maharaj by: _____, her attorney in fact

Fatima Maharaj, by Daniel Heard, her attorney in fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Daniel Heard**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of **Allan Maharaj and Fatima Maharaj** for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for **Allan Maharaj and Fatima Maharaj** , and is authorized by **Allan Maharaj and Fatima Maharaj** to execute this instrument on their behalf.

This the 25th day of April, 2017.

My Commission Expires: 5.3.2020 _____
Notary Public

Angela K. Robertson
State of Tennessee Notary Public
Williamson County

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027