WARRANTY DEED

Return to:
Advantage Title And Escrow, Inc.
3325 Aspen Grove Dr., Ste 104
Franklin, TN 37067
File # 12059

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF May, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Halat Silevani	Farmington Mortgage	17214001300
(NAME)	(NAME)	
401 Roma Court	2002 Richard Jones Rd Ste 300A	
(ADDRESS)	(ADDRESS)	
Nashville TN 37211	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Sarah Hoper, unmarried, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Halat Silevani, unmarried, and Diman Silevani, unmarried, as joint tenants with right of survivorship, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A CERTAIN PARCEL OR TRACT LYING IN CITY OF NASHVILLE, COUNTY OF DAVIDSON, STATE OF TENNESSEE, MORE PARTICULAR DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF BRENTWOOD HAMPTON, FORMERLY HOLT COVE, OF RECORD IN INSTRUMENT NO. 200001120034271, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SARAH A. HOPER, UNMARRIED, BY WARRANTY DEED FROM CHARLES J. VOTAVA AND BREE MUSE VOTAVA, HUSBAND AND WIFE, DATED JUNE 13, 2013, OF RECORD IN INSTRUMENT NO. 20130813-0084921, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 401 ROMA CT., NASHVILLE, TENNESSEE 37211.

BILL GARRETT, Davidson County
Trans:T20170041896 DEEDWARR
Recvd: 05/17/17 10:32 2 pgs
Fees:13.00 Taxes:1406.00
20170517-0048815

This conveyance is subject to: 1) Current years' taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is:						
Improved	property, known as	401 Roma Court	Nashville	TN	37211	
		(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

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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 our hands 05/12/17.

Sarah Hoper

STATE OF IOWA
COUNTY OF LINN

Personally, appeared before me, the undersigned authority, in and for said County and State, appeared, Sarah Hoper with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 05/12/17.

NOTARIAL SEAL IOWA
NANCY JORDAN
Commission Number 722406
My Commission Expires
May 12, 2018

Nancy Jordan
Notary Public

My Commission Expires: 5-12-18

SA