WHEN RECORDED RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 6691

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170052583 DEEDWARR
Recvd: 06/20/17 10:07 2 pgs
Fees:13.00 Taxes:1294.79
20170620-0061803

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$349,944.00
Ashley Rozpiech
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
9th DAY OF June,2017.
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3/8/21
(AFFIX SEAL)

C. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 181
Dejeen Rizgar Salih	Bank of America NA	GROUP 01 0B
633 Sugar Mill Drive	P.O. Box 650070	PARCEL 080 00CO
Nashville, Tennessee 37211	Dallas TX 75265	

For and in 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, we,

George Brandt, a married man and Eric Sox, a married man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Dejeen Rizgar Salih and Mustafa Faris Safa Almaraan, wife and husband

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:

Being Land in Davidson County, Tennessee, being Lot No. 163 on the Plan of Section Two Addition to Sugar Valley, a Cluster Lot Subdivision, a Planned Unit Development, of record in Instrument No. 20040622-0073636, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of said lot.

(Legal description revised in accordance with a Scrivener's Affidavit recorded in Davidson County, Tennessee, on December 5, 2011, as Instrument No. 20111205-0094306.)

Being the same property conveyed to Geroge Brandt and Eric Sox, a one half undivided interest each by deed from Wilson & Associates PLLC, of record in Instrument No 20170201-0010747, Register's Office for said County, dated January 27, 2017, and Recorded on February 1, 2017.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Subject to Plat of Record in Plat Instrument No. 20040622-0073636, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as **633 Sugar Mill Drive, Nashville, Tennessee 37211**.

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 hand and official seal at office this 9th day of June, 2017.

George Brandt

Eric Sox

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, George Brandt, a married man and Eric Sox, a married man, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of June, 2017.

NOTARY PUBLIC

My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027