BILL GARRETT, Davidson County
Trans:T20170065234 DEEDWARR
Recvd: 07/31/17 09:32 2 pgs
Fees:13.00 Taxes:732.60
20170731-0077117

JV Record & Return to:
THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176652

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $198,000.00

X Alba N. Ramirez De Jesus
Affiant

Subscribed and sworn to before me, this the 27 day of July, 2017.

Notary Public
My Commission Expires: _____

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Alba N. Ramirez De Jesus 828 Bishopgate Road Antioch, TN 37013	SWBC Mortgage Corporation 9311 San Pedro Avenue Suite 100 San Antonio, TX 78216	49-02-0B-080.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Ahmed H. Mohammed Shareef and Nishtemon Kucher, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Alba N. Ramirez De Jesus and Jorge L. Camacho Rosado, husband and wife**, 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. 212, Piccadilly Square, Phase II, as of record in Plat Book 6250, Pages 92, 93, & 94, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed by Warranty Deed from Daryl Spicer, married to Ahmed H. Mohammed Shareef, a single person, as recorded on the 12th day of August, 2015 in Instrument No. 20150812-0080747 and Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee to Daryl Spicer, as recorded on the 28th day of January, 2015 in Instrument No. 20150128-0008027, in the Register's Office of Davidson County, Tennessee.

Nishlemon Kucher joins in the conveyance for the express purpose of relinquishing all his/her right, title and interest to said property, marital or otherwise.

This is ☒ Improved OR ☐ Unimproved property located at: **828 Bishopsgate Rd., Antioch, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27 day of July, 2017.

Ahmed H. Mohammed Shareef

Nishtemon Kucher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Ahmed H. Mohammed Shareef and Nishtemon Kucher**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27 day of July, 2017.

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

Notary Public
My Commission expires: _____