Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
17-1477TN

Davidson County DEEDWARR
Recvd: 08/02/17 09:12 3 pgs
Fees:18.00 Taxes:906.50
20170802-0078387

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 245,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st day of July, 2017.

Notary Public

Commission Expiration: 2/9/2020

Ashley Ann Reiss State of Tennessee Notary Public Williamson County

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Sarah R. Fitzpatrick and Dustin L. Hickerson 164 Ivy Hill Lane Goodlettsville, TN 37072	FirstBank 318 Seaboard LN ~~XXXXXXXXXXXXXXXX~~ Ste 205 Franklin, TN 37067	033 03 0B 121.00

WARRANTY DEED

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, I, **Sasha Boustani n/k/a Sasha Zamilpa, married**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sarah R. Fitzpatrick, unmarried woman, and Dustin L. Hickerson, and unmarried man, as joint tenants with rights of survivorship,** 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:

Property known as 164 Ivy Hill Lane Goodlettsville, TN 37072, County of Davidson to wit:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Dry Creek Farms Phase 3, of record in Instrument No. 20070221-0021236 as corrected in Instrument No. 20070411-0043542, Register's Office for said county, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sasha Boustani, a single person, by deed from Chuan-Hai Teh and Siew Paik Teh, husband and wife, dated 12/17/2014 filed and recorded of record as Instrument No. 20141222-0116875, said Register's Office.

Jose Zamilpa, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his marital and any other interest in the subject property.

Tax Map and Parcel ID is as follows 033 03 0B 121.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 164 Ivy Hill Lane, Goodlettsville, TN 37072

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 unemcumbered, 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 this 31st day of July, 2017.

Sasha Boustani n/k/a Sasha Zamilpa

Sasha Boustani n/k/a Sasha Zamilpa

Jose Zamilpa

Jose Zamilpa

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of July, 2017, before me personally appeared **Sasha Boustani n/k/a Sasha Zamilpa and Jose Zamilpa**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 31st day of July, 2017.

CARRIE ANN PORTER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.

NOTARY PUBLIC
Carrie Ann Porter
My Commission Expires
September 22, 2020
STATE OF TENNESSEE

Carrie Ann Porter

Notary Public
Commission Expiration:

True Copy Certification

I, Alyssa Rayne, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

