WARRANTY DEED

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-02-2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,933.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of August, 2017

Hilary Mohsenzadeh

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kelly L. Schwartz	Churchill Mortgage	172080A013.00
(NAME)	(NAME)	
342 Westview Drive	7610 Old Nickory Blvd #400	
(ADDRESS)	(ADDRESS)	
Kingston Spring, TN 37082	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Zeineb Lebbadi Keister and Christopher David Keister,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kelly L. Schwartz, single man,** 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 all of Lot No. 13 on the Plan of Section Two-A, Hunters Branch, as shown on plat of record filed in Plat Book 6250, Page 819, and amended in Plat Book 6815, Page 77, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Zeineb Lebbadi Keister and Christopher David Keister, wife and husband, by deed of record in Instrument No. 20120402-0027305, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 1628 Hunters Branch Rd., Antioch, TN 37013
(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:T20170067776 DEEDWARR
Recvd: 08/07/17 09:38 2 pgs
Fees:13.00 Taxes:765.65

20170807-0080298

Witness my/our hands this 2nd day of August, 2017.

Zeineb Lebbadi Keister

Christopher David Keister

State of ~~Tennessee~~ Iowa
County of ~~Williamson~~ Dubuque

Personally appeared before me Zeineb Lebbadi Keister and Christopher David Keister, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 2nd day of August, 2017.

Lynne Feldermann
Notary Public LYNNE FELDERMANN
My Commission Expires: 11-21-17

NOTARIAL SEAL IOWA
LYNNE FELDERMANN
Commission Number 787177
My Commission Expires
11-21-17

File No.: 12364