WARRANTY DEED

JUDY REED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319 ~~913.00~~

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 01.20.2018

(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
Hasina Jangir Haron Esmail	SunTrust Mortgage, Inc	181010B07700CO
(NAME)	(NAME)	BILL GARRETT, Davidson County
645 Sugar Mill Dr.	901 Semmes Avenue	Trans:T20170068289 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 08/08/17 09:25 2 pgs
Nashville, TN 37211	Richmond, VA 23224	Fees:13.00 Taxes:1183.68
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20170808-0080938

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, **Louis Hampton Turner, IV and Florence Sanchez,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Hasina Jangir and Haron Esmail, joint tenants,** 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. 160 on the Plan of Section Two Addition to Sugar Valley, RS10 Cluster Lot Subdivision, and A Planned Unit Development, of record in Instrument No. 20040622-0073636, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Louis Hampton Turner, IV and Florence Sanchez, unmarried, as joint tenants with right of survivorship, by deed of record in Instrument No. 20051115-0138140, 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 645 Sugar Mill Dr., 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 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/our hands this 31 day of July, 2017.

Louis Hampton Turner, IV

Florence Sanchez

State of Tennessee
County of Williamson

Personally appeared before me Louis Hampton Turner, IV and Florence Sanchez, 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 31 day of July, 2017.

Notary Public
My Commission Expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

File No.: 12387