P17-8615-BW

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027
P17-8615-BW

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO WILLIAMSON COUNTY

ROBIN S. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 256,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF August, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/24/2019

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rizgar A. Haji	NEW OWNER	
205 Claybrook Lane		173-15-0A-098.00-CO
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Alicia Maddox Trent, fka Alicia Maddox**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rizgar A. Haji and Sypal T. Galnasky, 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. 98 on the Plan of Final Plat of Mill Run Subdivision, Phase 2 (Cluster Lot Development), a Resubdivision of Mill Run, Phase 1A Lot 89, of record in Plat at Instrument No. 20011009-0109754, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael V. Morabito and wife, Nancy L. Morabito by Warranty Deed from The Craig Company, a Tennessee Corporation of record in Instrument No. 20020724-0088874 Register's Office for Davidson County, Tennessee, dated July 19, 2002 and recorded on July 24, 2002.

Being the same property conveyed to Alicia Maddox, unmarried by Warranty Deed from Michael V. Morabito and Nancy L. Morabito, husband and wife of record in Instrument No. 20150807-0078971 Register's Office for Davidson County, Tennessee, dated August 05, 2015 and recorded on August 07, 2015. Alicia Maddox having since married and is now Alicia Maddox Trent.

Steven Trent joins in this conveyance for the purpose of conveying all right, title and interest he might have in and to the above described property as spouse of Alicia Maddox Trent.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **205 Claybrook Lane, Antioch, TN 37013.**

BILL GARRETT, Davidson County
Trans:T20170071133 DEEDWARR
Recvd: 08/16/17 13:03 2 pgs
Fees:13.00 Taxes:947.20

20170816-0084146

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 our hands this the 14th day of August, 2017.

Alicia Maddox Trent

Alicia Maddox Trent

Steven Trent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Alicia Maddox Trent** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 14th day of August, 2017.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Steven Trent** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 14th day of August, 2017.

My Commission expires: March 3 2020

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY