WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M176791

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176791

BILL GARRETT, Davidson County
Trans:T20170075669 DEEDWARR
Recvd: 08/30/17 10:36 4 pgs
Fees:23.00 Taxes:495.80
20170830-0089144

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $134,000.00

Affiant

JESSICA LASCELLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 25th day of August, 2017.

Notary Public
My Commission Expires: 11-3-20

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Aref Khastar 1007 Brittany Park Drive Antioch, TN 37013	SWBC Mortgage Corporation 9311 San Pedro #100 San Antonio, TX 78216	162-12-A-3.00

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, **The Lamar D. Houston, Sr. individually and as trustee of the Lamar D. Houston, Sr. and Nikita L. Jones-Houston Joint Living Trust, dated January 20, 2015 and Nikita L. Jones-Houston, individually and as trustee of the Lamar D. Houston, Sr. and Nikita L. Jones-Houston Joint Living Trust, dated January 20, 2015, and Tinika L. Houston, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Aref Khastar and Negar Bahamin, 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 all of Lot No. 3, Final Plat, Brittany Park, Phase 1A, as the same appears on survey and plat of record in Book 9700, page 46, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to The Lamar D. Houston, Sr. and Nikita L. Jones-Houston Joint Living Trust, Lamar D. Houston, Sr. and Nikita L. Jones-Houston, Trustee by Warranty Deed (with Life Estate retained) from Tinika L. Houston, unmarried and Lamar D. Houston and Nikita L. Houston, husband and wife, dated February 5, 2015, recorded February 20, 2015, of record in Instrument No. 20150220-0014653, Register's Office for Davidson County, Tennessee.

Lamar D. Houston, Sr., Nikita L. Jones-Houston, and Tinika L. Houston, join individually in the execution of this instrument to convey their life estates as reserved in the Warranty Deed of record in Instrument No. 20150220-0014653, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **1007 Brittany Park Drive, Antioch, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said 2016 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 11th day of August, 2017.

By: Lamar D. Houston, Sr., individually and as Trustee of the Lamar D. Houston, Sr. and Nikita L. Jones-Houston Joint Living Trust, dated January 20, 2015

By: Nikita L. Jones-Houston, individually and as Trustee of the Lamar D. Houston, Sr. and Nikita L. Jones-Houston Joint Living Trust, dated January 20, 2015

STATE OF California
COUNTY OF Los Angeles

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Lamar D. Houston, Sr., individually and as Trustee of the Lamar D. Houston, Sr. and Nikita L. Jones-Houston Joint Living Trust, dated January 20, 2015, and Nikita L. Jones-Houston, individually and as Trustee of the Lamar D. Houston, Sr. and Nikita L. Jones-Houston Joint Living Trust, dated January 20, 2015**, 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 11 day of August, 2017.

JOANN CANNON
COMM. # 2172808
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
MY COMM. EXP. DEC. 17, 2020

Notary Public
My Commission expires: Dec. 17, 2020

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On August 11, 2017 before me, JoAnn Cannon, Notary
(insert name and title of the officer)

personally appeared Lamar D. Houston, Sr. and Nikita L. Jones Houston
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JOANN CANNON
COMM. # 2172808
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
MY COMM. EXP. DEC. 17, 2020

Signature _____ (Seal)

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11 day of August, 2017.

Tinika L. Houston

STATE OF Georgia
COUNTY OF Cobb

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Tinika L. Houston,** 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 11 day of August, 2017.

Notary Public
My Commission expires: 9/2/20

J. MALBROUGH NOTARY PUBLIC COBB COUNTY GEORGIA EXPIRES September 2, 2020