Bill Garrett Davidson County
Batch# 874 DEEDWARR
09/14/2017 12:46:30 PM 3 pgs
Fees: $18.00 Taxes: $906.50
20170914-0094052

WARRANTY DEED

State of Tennessee
County of Davidson

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

Albert Haziri
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th day of August, 2017

Notary Public

MY COMMISSION EXPIRES: 3·10·19

(AFFIX SEAL)

GIB VAN DER HEYDEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Albert Haziri	First Community Mtg	150120a08300co
(NAME)	(NAME)	
3765 Seasons Dr.	262 Robert Rose Dr	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Ste 101 Murfreesboro TN 37129	
(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, I, **Carolina Elston, f.k.a. Carolina S. Flenoid, married,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Albert Haziri, a married 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 Lot No. 744, on the plan of Phase IV, Somerset, as the same appears of record in Plat Book 7900, Page 978-979, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Carolina S. Flenoid, a single woman, by deed of record in Instrument No. 20140811-0071896 , Register's Office for Davidson County, Tennessee. Carolina S. Fleniod having since married and now known as Carolina Elston.

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

This property is not a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest.

unimproved ☐

This is improved ☑ property, known as 3765 Seasons Dr., 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.

Witness my/our hands this 30th day of August, 2017.

Carolina Elston

Carolina Elston

State of Tennessee
County of ~~Davidson~~ Wilson

Personally appeared before me Carolina Elston, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of August, 2017.

KRISTIN T. BURRELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-01-2019

Notary Public
My Commission Expires: 6-1-2019

File No.: 12483

True Copy Certification

I, KEMBERLY POWELL, 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.

Signature

State of Tennessee
County of Sumner

Personally appeared before me, Kristen M Traini a notary public for this county and state, KEMBERLY POWELL who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: OCT 20 2020
Notary's Seal (if on paper)

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.