Bill Garrett Davidson County
Batch# 6571 DEEDWARR
10/02/2017 03:18:30 PM 4 pgs
Fees: $23.00 Taxes: $1,073.00
20171002-0100813

This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 29 day of September, A.D., 2017, by and between

Jacinda Paulson and Joshua Paulson, Wife and husband

First Parties, and

Emilie Vencanah and Alexander S. Basmanji, wife and husband

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of --------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

Land Located in Davidson County, Tennessee, being all of Lot 58 on the Plan of Cambridge Park at Barnes Road, of record in Plat Instrument No. 201209120082696, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jacinda Paulson and Joshua Paulson, wife and husband by Warranty Deed from Atkins and Associates Homebuilders recorded on March 12, 2005, of record in Instrument No. 20150312-0021363, Register's Office for Davidson County, Tennessee.

OWNER:
Emilie Vencanah
2329 Somerset Valley Dr
Antioch, TN 37013

RESPONSIBLE TAXPAYER:
Farmington Mortgage, a division of Capstar Bank
2002 Richard Jones Road, Suite 300A
Nashville, TN 37215

CLT # 173060B05800CO

MR-GR-APRO251300

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× Jacinda Paulson
Jacinda Paulson

× Joshua Paulson
Joshua Paulson

✓STATE OF Tennessee

✓COUNTY OF Davidson

Personally appeared before me, Jacinda Paulson and Joshua Paulson, Wife and husband, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22 day of July, 20 17.

✓ Chanar Ali
Notary Public

CHANAR ALI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: ✓ 3/8/2021

MR-GR-APRO251300

OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ 290,000.00.

Affiant

STATE OF Tennessee, COUNTY OF Davidson

Subscribed and sworn before me this the 29th day of September, 2017.

Signature of Notary Public

Notary Seal

Brenda Zitzman
Printed Name of Notary

11-6-2017
Commission Expiration

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MR-GR-APRO251300

201710020100813

Certificate of Authenticity

I, John Cobb Rochford, 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 a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017