Bill Garrett Davidson County
Batch# 16457 DEEDWARR
10/23/2017 10:35:02 AM 2 pgs
Fees: $13.00 Taxes: $911.50
20171023-0108196

THIS INSTRUMENT WAS PREPARED BY:

L&C Title, LLC
7512 Corporate Center Drive, Suite 200
Germantown, TN 38138

PROPERTY ADDRESS:

Henry Baires and Rosa Carachure
241 Cedarview Drive
Antioch, TN 37013

SEND TAX BILLS TO:
Henry Baires and Rosa Carachure
Same

File Number: TN-17-20
Parcel ID:17301008700

State of TN
County of Shelby

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,350.00.

Melissa Holmes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of September, 2017

Notary Public

MY COMMISSION EXPIRES: 09.13.2020

AISLEY POGUE
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY
SEPT. 13, 2020

Warranty Deed

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FORTY SIX THOUSAND THREE HUNDRED FIFTY AND 00/100 (246,350.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Elaheh Bahagir, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Henry Baires & Rosa Carachure, hereinafter called the GRANTEE(S), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

BEING LOT NO 65 ON THE PLAN OF SECTION 1, MOTE CARLO ESTATES AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 4675, PAGE 68, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DAVIDSON COUNTY, TENNESSEE INSTRUMENT NO. 20170324-0029181

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and covenant with said GRANTEE(S) that I/we am/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 GRANTEE(S), 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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

IN WITNESS WHEREOF, Elaheh Bahagir, the said, **GRANTOR(S)**, hereunto set by hands and seals this ~~26th~~ 25th day of September, 2017.

Elaheh Bahagir

Elaheh Bahagir

STATE OF
COUNTY OF

On this 26th day of September, 2017, before me personally appeared Elaheh Bahagir, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 26th day of September, 2017.

Notary Signature
My commission expires:

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 Orange
On 9/25/17 before me, Trupti Trivedi,
Notary Public, personally appeared Elaheh Bahagir,
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. Trupti Trivedi

TRUPTI TRIVEDI
COMM. # 2112101
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. JUNE 14, 2019