#12579

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-1848

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

Bill Garrett Davidson County
Batch# 18449 DEEDWARR
10/26/2017 11:15:16 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20171026-0109924

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 19th day of October, 2017

Notary Public
Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Huger Hasan 605 Sugar Mill Drive Nashville, TN 37211	First Community Mortgage 262 Robert Rose Dr Murfreesboro TN 37129	181-01-0B-039.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Timothy Scott Lelito, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hoger M. Hasan and Kajin H. Tahir, 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. 178 on the Plan of Section One Addition to Sugar Valley RS10 Cluster Lot Subdivision of record in Plat at Instrument No. 20030708-0093537, 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 Timothy Scott Lelito by Warranty deed from Lily A. Ingram, an unmarried person of record in Instrument No. 20170523-0051243 Register's Office for Davidson County, Tennessee, dated May 18, 2017 and recorded on May 23, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 605 Sugar Mill Drive, Nashville, TN 37211.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

TL

Dated this the ~~19th~~ 24TH day of October, 2017.

Timothy Scott Lelito

STATE OF ~~TENNESSEE~~ MICHIGAN
COUNTY OF ST CLAIR

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Timothy Scott Lelito
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ST CLAIR, ~~Tennessee~~ MICHIGAN this ~~19th~~ 24TH day of October, 2017.

Notary Public
My Commission Expires: 10/27/2018

JOHNNIE ANGERBRANDT JR
NOTARY PUBLIC, STATE OF MI
COUNTY OF ST CLAIR
MY COMMISSION EXPIRES Oct 27 2018
ACTING IN COUNTY OF ST CLAIR

(Notary Seal)