WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

#12644
Return to:

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of November, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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
Marwan Taha	US Bank Home Mortgage	180040a14200co
(NAME)	(NAME)	
2317 Forest Lake Dr.	4801 Frederica Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Owensboro KY 42301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 29635 **DEEDWARR**
11/27/2017 10:43:30 AM 2 pgs
Fees: $13.00 Taxes: $1,524.40

20171127-0120501

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, We, **Lokman Rashid and Faiza Rashid,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Marwan Taha, married,** 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:

Real Estate located in Davidson County, Tennessee, described as follows:

Being Lot No. 119 on the Plan of Highland Creek, Section Five, a planned unit development of record in Instrument Number 20040915-0111296, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Faiza Rashid and Lokman Rashid by Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee, etc., of record in Instrument No. 20091015-0095429, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☑ property, known as 2317 Forest Lake Dr., Nashville, TN 37211
(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 21st day of November, 2017.

Lokman Rashid

Faiza Rashid

State of Tennessee
County of Williamson

Personally appeared before me Lokman Rashid and Faiza Rashid, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of November, 2017.

Notary Public
My Commission Expires:

File No.: 12644

