WARRANTY DEED

JILL BRANYAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 8, 2019

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of December, 2017.

Notary Public

MY COMMISSION EXPIRES: 07/08/2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Smart Title & Escrow, LLC, 256 Seaboard Lane, Suite D-101, Franklin, TN 37067

BOX 10-A

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Azad S. Malo	SAME	148-09-0-029.00
(NAME)	(NAME)	
6005 Ridge Farm Place		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 34005 **DEEDWARR**
12/06/2017 09:50:24 AM 2 pgs
Fees: $13.00 Taxes: $540.20

20171206-0124330

For and 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, Christianna L. Kendall, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Azad S. Malo, 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:

LAND in Davidson County, Tennessee, being Lot No. 70 on the Plan of Section Two, Haywood Heights of record in Plat Book 2663, Page 13, 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 Christianna L. Kendall, married by Warranty deed from Joe Lannom being one and the same as Joe Lannon and wife, Suzanna Lannom being one and the same as Suzanna Lannon of record in Instrument No. 20070817-0098409 Register's Office for Davidson County, Tennessee, dated August 10, 2007 and recorded on August 17, 2007. Being the same property conveyed to Christianna L. Kendall, unmarried by Quitclaim deed from Marshall Kendall, Jr., unmarried of record in Instrument No. 20150916-0093838 Register's Office for Davidson County, Tennessee, dated September 11, 2015 and recorded on September 16, 2015.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

unimproved ☐

This is improved ☑ property, known as 3817 Barlow Drive, 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 hand this 5th day of December, 2017.

Christianna Kendall

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 5th day of December, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Christianna Kendall**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
07-08-2019

Notary Public

JILL BRANYAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 8, 2019