12728

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

Bill Garrett Davidson County
Batch# 47421 DEEDWARR
01/16/2018 09:44:04 AM 2 pgs
Fees: $13.00 Taxes: $656.75

20180116-0004181

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 11th day of January, 2018, by and between Shirley A Morgan, unmarried, party of the first part, and Hajar Jaafar Khailani, unmarried man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 301 on the Plan of Antioch Park, Section 4, of record in Book 4300, Page 119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 301 fronts 90.61 feet on the westerly margin of Bart Drive and extends back 235 feet on the northerly line and 281.5 feet on the southerly line to a dead line in the rear, measuring 52.86 feet thereon.

Beingthe same property conveyed to Shirley A. Morgan by Divorce Decree of record at Instrument No. 20180116-0004180 in the Register's Office of Tennessee.

Being previously conveyed to Shirley A. Morgan aka Shirley Horton and Major T. Morgan by virtue of that certain Quit Claim Deed dated July 10, 2013, and being of record at Instrument No. 20130716-0073291 in the Register's Office of Davidson County, Tennessee.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2018 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 4300, Page 119 in the Register's Office of Davidson County, TN; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Shirley A Morgan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Shirley A Morgan , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11th day of January, 2018.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC

Property Owner & Address: *

Tax Parcel No 16204003400

Property Address: * 376 Bart Dr.
Antioch, TN 37013

MAIL TAX
BILLS TO: SWBC Mortgage Corp.
9311 San Pedro #100
San Antonio TX
78216

STATE OF TENNESSEE
COUNTY OF Williamson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $177,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 11th day of January, 2018.

Notary Public

My Commission Expires:_____

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018