#12787

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

Bill Garrett Davidson County
Batch# 53228 DEEDWARR
01/30/2018 02:55:58 PM 3 pgs
Fees: $18.00 Taxes: $1,072.63
20180130-0009556

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 26th day of January, 2018, by and between Gerald W Hester and wife, Jenae Hester, party of the first part, and Fayez Y. Elhanshali and Gertrudis E. Sanchez Del Rio, husband and wife, 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. 54 on the Plan of Deer Valley, Section 1, a Cluster Lot Development, a Planned Unit Development, of record in Instrument Number 20030205-0016206, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being all or part of the same property conveyed to Gerald W. Hester by virtue of that certain Warranty Deed dated May 27, 2004, and being of record at Instrument No. 20040603-0065457 in the Register's Office of Davidson County, Tennessee.

Jenae Hester joins in this conveyance to convey any and all marital rights she may have in said property.

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 we do covenant with the said GRANTEE(S) 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, except for year 2018 Davidson County real property taxes, being a lien not yet due and payable and subject to Restrictions of record in Instrument Number 20021212-0153693, Charter of record in Instrument Number 20021212-0153692 and Instrument Number 20070807-0093758 and Quitclaim Deed to Homeowners Association in Instrument Number 20040224-0020945, Register's Office for said County, Tennessee; 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), 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.

This instrument is executed on behalf of Gerald W. Hester by Leneiva Head as Attorney-In~Fact pursuant to recorded Power of Attorney of record in Instrument No. 20180130-0009554, in the Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Jenae Hester by Leneiva Head as Attorney-In~Fact pursuant to recorded Power of Attorney of record in Instrument No. 20180130-0009555, in the Register's Office for Davidson County, Tennessee

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

Gerald W Hester by Leneiva Head attorney-in-fact
Gerald W Hester, by Leneiva Head, Attorney in Fact

Jenae Hester by Leneiva Head attorney-in-fact
Jenae Hester, by Leneiva Head, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared Leneiva Head, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Gerald W. Hester and Jenae Hester, and who acknowledged that he executed the same as the free act and deed of Gerald W. Hester and Jenae Hester.

WITNESS my hand and official seal at office this 26 day of Jan, 2018.

Notary Public

My Commission Expires: 9/25/19

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

STATE OF Tennessee
COUNTY OF Davidson

Leneiva Head, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that he did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death Gerald W. Hester and Jenae Hester the principal.

Leneiva Head

WITNESS my hand and official seal at office this 26 day of Jan, 2018.

Notary Public

My Commission Expires: 9/25/19

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

Property Owner & Address: Fayez Y. Elhanshali and Gertrudis E. Sanchez Del Rio

Tax Parcel No 173080A04100CO

Property Address: 1125 Streamdale Point E
Antioch, TN 37013

MAIL TAX
BILLS TO: new owner

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 $289,900.00 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 26th day of January, 2018.

Notary Public

My Commission Expires:

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