This instrument prepared by:
MLJ Escrow & Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 1804821

Bill Garrett Davidson County
Batch# 73845 DEEDWARR
03/27/2018 04:10:30 PM 3 pgs
Fees: $18.00 Taxes: $841.75
20180327-0028720

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Christian Tyler Hardee	First Community Mortgage, Inc.	150-16-0A-126.00CO
3316 Stoneshore Trace	275 Robert Rose Dr.	
Antioch, TN 37013	Murfreesboro, TN 37129	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lal M. Kakar, unmarried,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Christian Tyler Hardee, single man,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 80, Final Plat of Windhaven Shore, Section 4, as shown by plat of record in Instrument No. 20041222-0152517 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete descripton of said lot.

Being the same property conveyed to Oluwafisayo Adebiyi and Margaret Araoya, husband and wife, by Special Warranty Deed from ResMAE Liquidation Properties, LLC, dated 5/22/2009 and recorded 6/3/2009, of record in Instrument No. 20090603-005972, Register's Office for Davidson County, Tennessee. Scrivener's Affidavit, dated 6/17/2009 and recorded 7/24/2009, of record in Instrument No. 20090724-0069855, Register's Office for Davidson County, Tennessee. Being further conveyed to Mohammed Anwar by Warranty Deed from Oluwafisayo Adebiyi and Margaret Araoya, a married couple, acting by and through their duly appointed Attorney in Fact, Memorie White, Power of Attorney of record in Instrument No. 20160908-0094624, dated 9/7/2016 and recorded 9/8/2016, of record in Instrument No. 20160908-0094625, Register's Office for Davidson County, Tennessee. Being further conveyed to Lal M. Kakar, married, by Quit Claim Deed from Mohammed Anwar, dated 1/30/2017 and recorded 1/30/2017, of record in Instrument No. 20170130-0009573, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2018 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described 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, his/her heirs and assigns, forever;

AND **Lal M. Kakar, unmarried,** do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Lal M. Kakar, unmarried,** further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: **3316 Stoneshore Terrace, Antioch, Tennessee 37013.**

Executed on this 26th day of March, 2018.

Lal M. Kakar

STATE OF ~~Tenessee~~ Tennessee
COUNTY OF Williamson

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

Witness my hand this 26th day of March, 2018.

Notary Public

My Commission Expires: 1-8-19

TISHA C BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $227,500.00

Affiant

Sworn to and subscribed to me, the undersigned, 26th day of March, 2018.

Notary Public

My Commission Expires: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-30-21

