WARRANTY DEED

File #18059

Bill Garrett Davidson County
Batch# 82397 DEEDWARR
04/18/2018 12:59:30 PM 2 pgs
Fees: $13.00 Taxes: $1,424.50
20180418-0036584

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

RHONDA S. HARRISON
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 12-20-2021

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rashad S. Yafai	Everett Financial Inc. dba Supreme Lending	-173-10-0A-040.00-CO
(NAME)	(NAME)	
3025 Barnes Bend Drive	14801 Quorum Drive, Suite 300	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Dallas, TX 75254	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Michael Greer, unmarried and Anthony Cunningham, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rashad S. Yafai, a married man, and Ali Rashad Yafai, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 115 on the Plan of Phase One, Barnes Bend Estates of record in Plat at Instrument No. 20050802-0090369, 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 Michael Greer, unmarried and Anthony Cunningham, unmarried as tenants in common with rights of survivorship by Quitclaim deed from Michael Greer and Anthony Cunningham of record in Instrument No. 20120430-0036856 Register's Office for Davidson County, Tennessee, dated April 23, 2012 and recorded on April 30, 2012.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

unimproved ☐
This is improved ☒ property, known as 3025 Barnes Bend Drive, Antioch, TN 37013

(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 13th day of April, 2018.

Michael Greer

Anthony Cunningham

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Michael Greer and Anthony Cunningham, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of April, 2018.

My Commission Expires: 8.4.20

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG 4, 2020

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
134 Frierson Street
Brentwood, TN 37027

True Copy Certification

I, Penny Y. Ray, 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

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY