NEW OWNER:

Baweri A Tovi
Sipal W Hussein
Rujin Ahmed Hesen
2641 Bowwater Lane
Antioch, TN 37013

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 18-0316

Map 173 Group 09-0-B Parcel 159.00 CO

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 106034 DEEDWARR
06/19/2018 08:27:30 AM 4 pgs
Fees: $23.00 Taxes: $1,269.10
20180619-0058626

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Forty-Three Thousand and 00/100 Dollars ($343,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MARIA D TROCHE AND APRIL TROCHE**("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **BAWERI A TOVI, SIPAL W HUSSEIN AND RUJIN AHMED HESEN** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 250 on the plan of Barnes Cove, Phase 3, Section 2, and of record in Instrument No. 20060228-0023165, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Maria Troche-Perez, single woman, by Warranty Deed from Capitol Homes, Inc., a Tennessee Corporation, dated November 20, 2015, and of record in Instrument No. 20151124-0119098, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 2641 Bowwater Lane, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 15th day of **June, 2018**.

MARIA D TROCHE

APRIL TROCHE

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, MARIA D TROCHE AND APRIL TROCHE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of **June, 2018**.

NOTARY PUBLIC

My commission expires: 11-5-18

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $ **343,000.00** .

AFFIANT

Sworn to and subscribed to before me this 18th day of **June, 2018.**

NOTARY PUBLIC

My commission expires: OCT 2 0 2020

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020

Notary's Seal (if on paper)

