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

File # 1804969

Bill Garrett Davidson County
Batch# 116501 DEEDWARR
07/16/2018 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20180716-0068522

| NEW OWNER: | SEND TAX BILL TO: | MAP & PARCEL: |
|---|---|---|
| **Perla I Tranquilino Gonzalez** | ~~**Paramount Residential Mortgage Group, Inc.**~~ | 162-D-18.00 |
| 634 Maple Top Dr. Nashville TN 37013 | New owner | |

# 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, **Khosrow Khalili and Felore B. Gorai, married persons,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Perla I Tranquilino Gonzalez, a single woman,** hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson, Tennessee, described as follows, to-wit:

Being Lot No. 18 on the Plan of Maple Valley Subdivision, Section Three, as of record in Plat Book 6900, page 968, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Khosrow Khalili and Felore B Gorai, married persons, by Warranty Deed from Keith A. Marcille, unmarried, dated 7/13/2001 and recorded 7/17/2001, of record in Instrument No. 20010717-0075947, 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 heirs and assigns, forever;

AND **Khosrow Khalili and Felore B. Gorai, married persons**, 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 **Khosrow Khalili and Felore B. Gorai, married persons**, further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to

the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: 634 Maple Top Drive, Nashville, TN 37013.

Executed on this 17th day of May, 2018.

Khosrow Khalili

Felore B. Gorai

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

Personally appeared before me, the undersigned Notary Public of said County and State, **Khosrow Khalili and Felore B. Gorai, married persons**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 17th day of May, 2018.

Notary Public

My Commission Expires: 1/8/19

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $230,000.00

Kathy Carter
Affiant

Sworn to and subscribed to me, the undersigned, 17th day of May 2018.

Notary Public

My Commission Expires: 1/8/19

EDWARD B. BALDWIN III NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON



201807160068522

# True Copy Certification

I, Connie Taylor, 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 Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021




Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212