# WARRANTY DEED

Bill Garrett Davidson County
Batch# 124487 DEEDWARR
08/03/2018 12:02:54 PM 2 pgs
Fees: $13.00 Taxes: $1,365.30

20180803-0076424

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF AUGUST, 2018

Notary Public

MY COMMISSION EXPIRES: 1-24-2022
(AFFIX SEAL)

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Ark Title Group, LLC, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: ARK180220TN

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Devin M. Faulk, a single man, and Rachel L. Potter, a single woman, as tenants in Common | Devin M. Faulk, a single man, and Rachel L. Potter, a single woman, as tenants in Common | |
| (NAME) 2504 Burnt Pine Court | (NAME) 2504 Burnt Pine Court | 173-09-0B-069.00-CO |
| (ADDRESS) Antioch, TN 37013 | (ADDRESS) Antioch, TN 37013 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Sixty-Nine Thousand And No/100 Dollars ($369,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ATEF BASTA AND SALWA AZER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEVIN M. FAULK, A SINGLE MAN, AND RACHEL L. POTTER, A SINGLE WOMAN, AS TENANTS IN COMMON**, HEREINAFTER CALLED THE GRANTEES, THEIR 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. 276 on the Plan of Barnes Cove, Section Two, RS10 Cluster Lot Subdivision of record in Plat at Instrument No. 20040604-0065966, 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 Atef Basta and Salwa Azer, as joint tenants with right of survivorship by Special Warranty deed from The Bank of New York Mellon fka the Bank of New York, as trustee for the Holders of the Certificates, First Horizon Mortgage Pass-Through Certificates Series FHAMS 2005-AA10, by First Horizon Home Loans, a division of First Tennessee Bank National Association, Master Servicer, in its capacity as agent for the trustee under the pooling and servicing agreement by its attorney in fact, Singlesource Property Solutions, LLC of record in Instrument No. 20110505-0034581 Register's Office for Davidson County, Tennessee, dated April 28, 2011 and recorded on May 05, 2011.

unimproved ☐
This is improved ☒ property, known as 2504 Burnt Pine Court, Antioch, TN 37013
(House No.) (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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Atef Basta and Salwa Azer this 2 day of August, 2018.

Atef Basta

Salwa Azer

STATE OF TENNESSEE
COUNTY OF Williamson

On this 2 day of August, 2018, before me personally appeared Atef Basta and Salwa Azer to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 2 day of August, 2018.

Commission Expires: 4-10-22

Notary Public

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
APRIL 10, 2022