WARRANTY DEED

Bill Garrett Davidson County
Batch# 126878 **DEEDWARR**
08/09/2018 11:01:27 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20180809-0078550

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF AUGUST, 2018.

Katherine Warren
Notary Public

MY COMMISSION EXPIRES: 4-13-22
(AFFIX SEAL)

KATHERINE WARREN
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF RUTHERFORD
EXP. 4-13-2022

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc., 7101 Executive Center Drive, Suite 161, Brentwood, TN 3702

File No.: 18-07-017

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Nabi Shalizi and Nadirra Shalizi	New	1342.00-CO
(NAME) 5748 Sonoma Trace	(NAME) Owners	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten And No/100 Dollars ($10.00), cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **NATHAN P. HAMILTON AND SONJA HAMILTON, HUSBAND AND WIFE,** hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **NABI SHALIZI, an unmarried man AND NADIRRA SHALIZI, an unmarried woman,** 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. 312 on the Plan of Final Plat of Section Four, Oak Highlands, a Planned Unit Development of record in Plat at Instrument No. 20040128-0010661, 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 Nathan P. Hamilton, by Warranty deed from Kyu B. Lee, an unmarried man of record in Instrument No. 20140829-0079057 Register's Office for Davidson County, Tennessee, dated August 28, 2014 and recorded on August 29, 2014.

unimproved ☐
This is improved ☒ property, known as 5748 Sonoma Trace, 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.

Witness our hands this 3rd day of August, 2018

Nathan P. Hamilton 8-3-18 Sonja Hamilton

Nathan P. Hamilton

Sonja Hamilton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, the undersigned, a Notary Public for the County of Williamson and State of Tennessee, do hereby certify that Nathan P. Hamilton and Sonja Hamilton personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 3rd of August, 2018.

Notary Public

My Commission Expires: 5/4/2019

(SEAL)

State of Tennessee Notary Public Davidson County

Record and Return To:
Limestone Title & Escrow, LLC
522 B Brandies Circle
Suite 1
Murfreesboro, TN 37128