Bill Garrett Davidson County
Batch# 128274 DEEDWARR
08/13/2018 12:03:30 PM 2 pgs
Fees: $13.00 Taxes: $739.63
20180813-0079650

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Ali Azarbarzin
Jennifer Avila
718 Albany Drive
Hermitage, TN 37076

SEND TAX BILL TO:
SWBC Mortgage
9311 San Pedro #100
San Antonio, TX
78216

MAP/PARCEL 075-08-0-219.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Gary G. Elliott and wife, Eileen A. Elliott, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Ali Azarbarzin and Jennifer Avila, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Hunter's Hill, Section I of record in Plat Book 5800, Page 350, 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 Gary G. Elliott and wife, Eileen A. Elliott by Warranty deed from Mary E. Guenther, unmarried of record in Instrument No. 20110927-0074839 Register's Office for Davidson County, Tennessee, dated September 23, 2011 and recorded on September 27, 2011.

This is improved property known as: **718 Albany Drive, Hermitage, Tennessee 37076**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 10th day of August, 2018.

WITNESS MY HAND on this the 10th day of August, 2018

Gary G. Elliott

Gary G. Elliott

Eileen A. Elliott

Eileen A. Elliott

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Gary G. Elliott and Eileen A. Elliott,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 10th day of August, 2018.

Jodie D Pelley

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $199,900.00

AFFIANT

Subscribed and sworn to before me this the 10th day of August, 2018.

Jodie D Pelley

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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.

File No. 180590

Penny Y. Ray

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 My Commission Expires 05/06/2019

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