THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE SUITE 110
FRANKLIN, TENNESSEE 37067

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Karen Y Johnson Davidson County
Batch# 139838 **DEEDWARR**
09/12/2018 08:50:41 AM 2 pgs
Fees: $13.00 Taxes: $2,527.10

20180912-0090272

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Shabnam Sarker 4304 Wyoming Ave Nashville, TN 37209	New Owner	103-04-0N-002.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **MICHAEL J. STREAMS AND JILL STREAMS, HUSBAND AND WIFE**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **SHABNAM SARKER**, unmarried hereinafter called the Grantees, the Grantee's heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

A certain Townhome located in Davidson County, Tennessee, being Unit No. B of Homes at Wyoming, a P.U.D. Development established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et. seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Homes at Wyoming of record in Instrument No. 20120718-0063191, 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 Michael J. Streams and Jill Streams, husband and wife by Warranty Deed from Laura S. Binkley and Christopher Binkley, wife and husband, of record on May 17, 2016, at Instrument No. 20160517-0049026, Davidson County Register of Deeds.

This property is commonly known as **4304 Wyoming Ave, Nashville, TN 37209**.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 29 day of **August 2018:**

Michael J. Streams **Jill Streams**

STATE OF ~~TENNESSEE~~ ~~WISCONSIN~~ Tennessee

COUNTY OF ~~WILLIAMSON~~ ~~WAUKESHA~~ Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MICHAEL J. STREAMS AND JILL STREAMS**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day of August, 2018:

Notary Public

My Commission Expires: 5-24-2019

STATE OF ~~TENNESSEE~~ Wisconsin

COUNTY OF ~~WILLIAMSON~~ Waukesha

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $683,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31 DAY OF AUGUST, 2018:

Janderson

Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018