#13380

Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

Karen Y Johnson Davidson County
Batch# 141791 **DEEDWARR**
09/17/2018 11:36:05 AM 2 pgs
Fees: $13.00 Taxes: $592.00

20180917-0091919

STATE OF LOUISIANA
PARISH OF Orleans

The actual consideration or value, whichever is greater, for this transfer is $160,000.00.

Affiant

Subscribed and sworn to before me this 11th day of September, 2018.

Notary Public
My Commission Expires: Commissioned for Life

CHRISTIAN FICHTENKORT
Notary Public # 138566
State of Louisiana
Commissioned for Life

18-0299

Address of New Owner:	Send Tax Bills to:	Tax Information:
Maya Chavez	AmCap Ltg.	
103 Okee Trail	1250 Ceen Ave	149-06-0A-103.00-CO
Antioch, TN 37013	Lederood, LA 70121	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we **Robert O'Brien and Meghan O'Brien, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Maya Chavez**, A Single Woman and * hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit No. 103 on the Plan of Chinquapin, Phase I, Site Plan of record in Plat Book 6900, Page 117 and Book 6900, Page 358, 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 Ammar Yaser Mustafa, unmarried by Warranty Deed from Nicole Ross, unmarried of record in Instrument No. 20070703-0079572, Register's Office for Davidson County, Tennessee, dated June 28, 2007 and recorded on July 03, 2007. (Value of consideration shown in aforementioned deed $116,400.00.)

Being the same property conveyed to Robert O'Brien and Meghan O'Brien, husband and wife by Warranty deed from Ammar Yaser Mustafa, unmarried of record in Instrument No. 20170816-0084160 Register's Office for

* Guadalupe Chavez, Jr., a married man, as joint tenants

Davidson County, Tennessee, dated August 14, 2017 and recorded on August 16, 2017.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **103 Okee Trail, Antioch, TN 37013.**

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 11th day of September, 2018.

Robert O'Brien

Meghan O'Brien

STATE OF LOUISIANA
PARISH OF Orleans

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Robert O'Brien and Meghan O'Brien**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at ~~Franklin, Tennessee~~ New Orleans, Louisiana, this 11th day of September, 2018.
CF CF

Notary Public

My Commission Expires: Commissioned for Life

CHRISTIAN FICHTENKORT
Notary Public # 130566
State of Louisiana
Commissioned for Life