Karen Y Johnson Davidson County
Batch# 144401 DEEDWARR
09/24/2018 10:53:06 AM 2 pgs
Fees: $13.00 Taxes: $1,221.74
20180924-0094326

Prepared by:

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $330,200.00.

Affiant

Subscribed and sworn to before me this 21st day of September, 2018.

Notary Public
My Commission Expires:

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

18-0439

Address of New Owner:	Send Tax Bills to:	Tax Information:
Zana Ghareeb	SWBC Mortgage Corporation	
6365 Sunnywood Drive	9311 San Pedro Ste. 100	173-09-0B-063.00-CO
Antioch, TN 37013	San Antonio, TX 78216	

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

Rene C. Abella and Violeta M. Abella, husband and wife,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Zana Jamal G. Ghareeb and Awaz A. Ali, husband and wife, and and Kamaren Ali, a married man,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 225 on the Plan of Section Two, Barnes Cove, RS 10 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 Rene C. Abella and Violeta M. Abella, husband and wife by Warranty deed from Capitol Homes, Inc., a Tennessee Corporation of record in Instrument No. 20050726-0086962 Register's Office for Davidson County, Tennessee, dated July 20, 2005 and recorded on July 26, 2005.

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

This is improved property located at **6365 Sunnywood Drive, 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 20th day of September, 2018.

Rene C. Abella

Violeta M. Abella

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Rene C. Abella and Violeta M. Abella,** 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, this 20th day of September, 2018.

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Kimbra Spann, Notary Public

My Commission Expires: 3/3/2019