THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Adana Leshawn McAllister & Genevonne Williams
1046 Brittany Park Drive
Antioch, TN 37013
SEND TAX BILLS TO:
NEW OWNER

Karen Y Johnson Davidson County
Batch# 154240 **DEEDWARR**
10/26/2018 08:57:23 AM 2 pgs
Fees: $13.00 Taxes: $850.63
20181026-0106119

WARRANTY DEED

(Map 162 12 OA, Parcel 095.00CO)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **JOSE RAMOS SALAZAR and wife, NEGAR SALAZAR, f/k/a NEGAR FARHANGI**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **ADANA LESHAWN MCALLISTER,** and **GENEVONNE WILLIAMS, as Tenants in Common with Rights of Survivorship**, hereinafter referred to as "Grantee", her heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot No. 95 on the Plan of Brittany Park, Phase 1-B, 1st Revision of record in Book 9700, page 610, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.
>
> BEING the same property conveyed to Jose Ramos Salazar and Negar Farhangi, by Warranty Deed from Barry Blazs and wife, Cynthia Blazs, dated October 5th, 2001, of record in Instrument No. 20011030-0117845, Register's Office of Davidson County, Tennessee.
>
> Negar Farhangi, having since married Jose Ramos Salazar, is now known as Negar Salazar.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 9700, page 610; to Restrictive Covenants of record in Book 10016, page 870; and Instrument No. 20021025-0130771; to Storm water detention agreement of record in Book 8174, page 198; Book 9938, page 753, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 1046 Brittany Park Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns, forever.

Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2018 real property taxes which will be prorated at closing and paid by the Grantor.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND and signature on this the 5th day of October, 2018.

JOSE RAMOS SALAZAR

NEGAR SALAZAR, F/K/A NEGAR FARHANGI
Negar Salazar, F/K/A / Negar Farhangi
BY: JOSE RAMOS SALAZAR, HER ATTORNEY IN FACT By: Jose Ramos Salazar, her Attorney in fact

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jose Ramos Salazar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained; and who further acknowledged that he executed the foregoing instrument on behalf of Negar Salazar, f/k/a Negar Farhangi, and acknowledged that he executed the same as the free act and deed of the said Negar Salazar, f/k/a Negar Farhangi for the purposes therein contained, by virtue of a Power of Attorney recorded in Instrument No. 20181026-0106117, in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this the 5th day of October, 2018.

Notary Public

My Commission Expires: May 15, 2021

(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY J. K. ALBOTT

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $229,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 5th day of October, 2018.

Notary Public

My commission Expires: May 15, 2021

STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY J. K. ALBOTT

File No. 20180784