Karen Y Johnson Davidson County Batch# 171476 DEEDWARR 12/07/2018 10:15:43 AM 2 pgs Fees: $13.00 Taxes: $1,017.50 20181207-0119434	State of Tennessee County of Williamson The actual consideration or value, whichever is greater, for this transfer is **$275,000.00.** Affiant Subscribed and sworn to before me, this the 5th day of December, 2018. Notary Public My commission expires: 3/3/19 (AFFIX SEAL)

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Evan J. Gauthier	**Guaranteed Rate, Inc.**	**148-01-0-132.00**
256 Wallace Road	4410 N. Ravenswood Ave.	
Nashville, TN 37211	Chicago, IL 60640	

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,

Mohammed Kokoy, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Evan Gauthier and Klanci Gauthier, husband and wife, as to a 50 % undivided interest (the "Entirety Interest") and Cheryl Gauthier, a single person, as to a 50 % undivided interest (the "Individual Interest"), the said Entirety Interest and Individual Interest, as they relate to each other, being held as tenants in common with right of survivorship.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot(s) 247, as shown on the map entitled Hillbrook, Section 4, of record in Plat Book 3842, Page 7, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MOHAMMED A. KOKOY AND WIFE, BASOZ S. KOKOY, by deed from ANDREA CARROLL AND DAVID CARROLL, of record in Instrument No. 20030729-0106687, dated July 21, 2003, said Register's Office. Further being the same property conveyed to MOHAMMED KOKOY, by quitclaim deed from BASOZ S. KOKOY, of record in Instrument No. 20141204-0111353, dated December 2, 2014, said Register's Office.

Grantor warrants that this property is not the marital residence of the Grantor's spouse and is not subject to any marital interests therein.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **256 Wallace Road, Nashville, TN 37211**.

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 said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 5th day of December, 2018.

Mohammed Kokoy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Mohammed Kokoy**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **5th** day of **December, 2018.**

Notary Public

My Commission Expires: 10-3-2020