31438-8 Box 14

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $188,000.00

Affiant

Subscribed and sworn to before me this 17th day of December, 2018.

Notary Public
My commission expires: 3-8-22

Karen Y Johnson Davidson County
Batch# 175145 **DEEDWARR**
12/18/2018 09:46:35 AM 2 pgs
Fees: $13.00 Taxes: $695.60

20181218-0122753

ANNA AGEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Elvis DeJesus Rojas Nieto	Fairway Independent Mortgage Corp	162-09-0-075
276 Ash Grove Drive	P.O. Box 117298	
Nashville, TN 37211	Carrollton, TX 75011	

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Shaban O. Haji and wife, Halima O. Haji,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Elvis DeJesus Rojas Nieto, a single man and Jose Ramon Delgado Juarez, a single man, Joint Tenants with Right of Survivorship,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 24, on the Plan of Hickory View, Section I, of record in Plat Book 5210, Page 221, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property to Shaban O. Haji and wife, Halima O. Haji by deed from Melvin D. Guest and wife, Joanne M. Guest, of record in Book 11744 Page 345, Register's Office for Davidson County, Tennessee, and dated October 28, 1999.

This conveyance is made subject to the following:

1. Subject to the Covenant, Condition, or Restriction, recorded in Book 5516 Page 863, and Book 6027 Page 415, the official records of Davidson County Register of Deeds.

2. All matters appearing on the plan of Hickory View of record in Plat Book 5210 Page 221, Register's Office for Davidson County, Tennessee.

This property is improved property known as 276 Ash Grove Drive, 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 14th day of December, 2018.

Shaban O. Haji

Shaban O. Haji

Halima Haji

Halima O. Haji

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 14th day of December, 2018, before me personally appeared Shaban O Haji and Halima Haji, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 14th day of December, 2018.

Notary Signature
My commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY