WARRANTY DEED

Karen Johnson Davidson County
Batch# 398157 DEEDWARR
05/11/2020 10:41:04 AM 2 pgs
Fees: $13.00 Taxes: $858.40

20200511-0048528

ATTY NIXAYVONG
STATE OF TENNESSEE NOTARY PUBLIC
OF RUTHERFORD

COMMISSION EXPIRES: 01/18/22

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067		
ADDRESS NEW OWNER(S) AS FOLLOWS: Abel Aguilar Mendez	SEND TAX BILLS TO: SWBC Mortgage Corp	MAP-PARCEL NO.(S) Parcel ID: 162 05 0 078.00
(NAME) 294 Townes Dr.	(NAME) 9311 San Pedro #100	
(ADDRESS) Nashville, TN 37211	(ADDRESS) San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Dhan D. Gajmer and Budhi Gajmer, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Abel Aguilar Mendez, a married man**, 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 No. 167 on the Plan of Hickory Valley Subdivision, of record in Plat Book 4175 at Page 75, Register's Office for Davidson County, Tennessee.

Said Lot No. 167 fronts 80.00 feet on the northerly margin of Townes Drive and extends back 101.95 feet on the easterly line and 139.09 feet on the westerly line to a broken line in the rear, measuring 115.85 feet thereon.

Being the same property conveyed to Ismet Tovi and wife Aysha H. Tovi by Warranty Deed from Nozhdar Dosky, unmarried and Bakhtyar Dosky, unmarried dated June 30, 2003 and recorded July 07, 2003 as Instrument No. 20030707-0092941, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Dhan D. Gajmer and Budhi by Warranty Deed from Gajmer Ismet Tovi and wife, Aysha H. Tovi dated October 29, 2015 and recorded November 2, 2015 as Instrument No. 20151102-0111220in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 294 Townes Dr., 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 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 7 day of May, 2020

Dhan D. Gajmer

Budhi Gajmer

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Dhan D. Gajmer and Budhi Gajmer, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of May, 2020.

Notary Public

My Commission Expires: 7.17.21

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY