BILL GARRETT, Davidson County
Trans:T20130043619 DEEDWARR
Recvd: 05/24/13 09:53 2 pgs
Fees:13.00 Taxes:669.70
20130524-0052683

Return to: DLO Title, LLC
256 Seaboard Lane, Suite F103
Franklin, TN 37067

E. MANNIX NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
CATHERINE H. GWYN
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

STATE OF TN
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $181,000.00.

Alexis Perkins
Affiant

Subscribed and sworn to before me, this 22nd day of May, 2013.

E. Mannix
Notary Public

My Commission Expires: 1-6-15

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel No.
David Sessions	Ark-La-Tex Financial Services	161-11-0-051.00
Kristin Sessions	LLC DBA BenchmarkHome Loans	
5678 Amalie Drive	5160 Tennyson Parkway, Ste. 2000W	
Nashville, TN 37211	Plano, TX 75024	

WARRANTY DEED

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 consideration, the receipt of which is hereby acknowledged, **Eloy Saban and wife, Susan Saban**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **David Sessions and Kristin Sessions, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 359, as shown on the map entitled the Plan of Section Three, Huntington Park, of record in Plat Book 4460, page 68, 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 Eloy Saban and wife, Susan Saban, by deed from Hun (Tommy) Pak, and wife, Eun A. Pak, of record in Instrument No. 20050906-0106614, dated August 30, 2005, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2013 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 4460, page 68, said Register's Office.

3. Restrictive Covenants contained in instrument of record in Book 4577, page 789, said Register's Office.

This is improved property known as: **5678 Amalie 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 Grantees, their heirs and assigns, forever; and Grantor covenants with the said Grantees that they 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 22 day of May, 2013

Eloy Saban

Susan Saban

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eloy Saban and Susan Saban, the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22 day of May, 2013

(Seal)

Notary Public

My Commission Expires: 06/21/2016

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016