NEW OWNER IS AND SEND TAX BILLS TO:
KENNETH M. BAKARI AND WIFE
TADRON L. WILSON -BAKARI
2117 QUAIL RIDGE DR.
NASHVILLE TN 37207

MAP AND PARCEL 032-0-9-0085.00

THIS INSTRUMENT PREPARED BY
KELLY & SMITH
121/125 PUBLIC SQUARE
GALLATIN, TENNESSEE 37066

BILL GARRETT, Davidson County
Trans:T20130093370 DEEDWARR
Recvd: 10/31/13 13:53 2 pgs
Fees:13.00 Taxes:566.10
20131031-0113194

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **ONE HUNDRED FIFTY-THREE THOUSAND AND 00/100 ($153,000.00) DOLLARS**, cash in hand paid, the receipt of all of which is hereby acknowledged, I, **WILLIAM L. PHILLIPS,** a single person, have this day bargained and sold and by these present do hereby transfer and convey to **KENNETH M. BAKARI AND WIFE, WIFE, TADRON WILSON-BAKARI**, as tenants by the entirety, their heirs and assigns, the following described tract or parcel of land situated in Davidson County, Tennessee, described as follows:

BEING Lot No. 113 QUAIL RIDGE SECTION THREE, A plat of which is of record in Book 7900, page 160, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to William L. Phillips and wife, Jean D. Phillips by deed of record in Book 8896, page 377, Register's Office of Davidson County, Tennessee. The said Jean D. Phillips is now deceased leaving William L. Phillips as sole owner.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said GRANTEES, their heirs and assigns, in fee simple forever.

I COVENANT with the said GRANTEES that I am lawfully seized and possessed of the above-described lot or parcel of land, that I have a good right to convey same, and that the same is unencumbered, except for 2013 real estate taxes which are to be pro-rated and assumed by the GRANTEES, applicable zoning and building regulations, and all visible easements.

I FURTHER COVENANT with the said GRANTEES and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said lot or parcel of land, unto the said GRANTEES, their heirs and assigns, against all lawful claims of all persons

whomsoever.

WITNESS my hand this the 28 day of October, 2013.

WILLIAM L. PHILLIPS

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **WILLIAM L. PHILLIPS**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Gallatin, Tennessee, on this the 28 day of October, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-25-16

VICKI GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-25-2016

OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$153,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this the 28 day of October, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 12-6-16

CHARLES A. SULLIVANT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires