WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130101322 DEEDWARR
Recvd: 12/03/13 10:35 2 pgs
Fees:13.00 Taxes:832.13
20131203-0122891

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF NOVEMBER, 2013 (December)

Notary Public

MY COMMISSION EXPIRES: 10/18/2016
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ted Bass Jones Patricia H. Jones	Cornerstone Home Lending, Inc.	12800010800
(NAME)	(NAME)	
7719 Sawyer Brown Road	1177 West Loop South, #200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Houston , TX 77027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Mizgeen M Zebari and wife, Amena F. Zebari**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ted Bass Jones and Patricia H. Jones, husband and wife**, 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:

A tract of land in the 8th Civil District of Davidson County, Tennessee, being part of a 112-1/2 acre tract as shown on the Plan of record in Plan Book 2, page 165, Chancery Court at Nashville and being shown as Lot #8 on a survey made by Wayne S. Cooper, Sr., Surveyor, April 17, 1968, as follows:

Beginning at a spike in the center of Sawyer Brown Road at a point north 1 deg. 36' east 47.3 feet and north 9 deg. 52' east 278.7 feet from the northeast corner of the property conveyed to Robert A. Hill and wife, by deed from C.E. Francis and wife of record in Book 4243, page 264, Register's Office for said County being the corner of tracts 8 and 9; thence with the line between said two tracts north 74 deg. 56' west 799.18 feet to an iron pin in the easterly right of way of Interstate I-40; thence with said right-of-way line north 17 deg. 36' east 162.40 feet to the corner of tract 7 and 8; thence with the line between said two tracts, south 74 deg. 58' east 797.78 feet to the center of Sawyer Brown Road; thence with the center of said road south 18 deg. 16' west 140.4 feet and continuing with the center of said road south 9 deg. 52' west 22.6 feet to the beginning, containing 3.02 acres, more or less.

Being the same property conveyed to Mizgeen M. Zebari and wife, Amena F. Zebari, by deed from Bankers Trust Company, Trustee, with full power to assign, transfer and convey without the joinder of any beneficiary, dated July 24, 1992 and filed for record in Book 8684, page 332, said Register's Office for Davidson County, Tennessee.

Durable Power of Attorney for Mizgeen Mahdi Zebari of record in Instrument No. 20060731-0091968, Register's Office for Davidson County, Tennessee.

Mizgeen M. Zebari and Mizgeen Mahdi Zebari being one and the same person.
Amena F. Zebari and Zebari Mizgeen Zebari being one and the same person.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **7719 Sawyer Brown Road, Nashville, TN 37221**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 27th day of November, 2013.

Mizgeen M Zebari
By Amena F. Zebari Attorney-in-fact
Mizgeen M Zebari
By Amena F. Zebari, Attorney-in-Fact

Amena F. Zebari
Amena F. Zebari

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amena F. Zebari, aka Zebari Mizgeen Zebari, 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 Nashville, Tennessee this 27TH DAY OF NOVEMBER, 2013.

Commission expires: 10-18-14

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Anthony N. Greco
My Commission Expires
October 18, 2016
STATE OF TENNESSEE

Anthony N. Greco
Notary Public

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Amena F. Zebari, aka Zebari Mizgeen Zebari with whom I am personally acquainted, and who, upon her oath, acknowledged herself to be the Attorney-in-Fact for the within named Mizgeen M Zebari and being authorized to act on behalf of said persons she executed the foregoing instrument as their free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27TH DAY OF NOVEMBER, 2013.

Commission expires: 10-18-14

Anthony N. Greco
Notary Public

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Anthony N. Greco
My Commission Expires
October 18, 2016
STATE OF TENNESSEE