#87668

PREPARED BY (AND RETURN TO):

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20140061112 DEEDWARR
Recvd: 08/19/14 09:59 2 pgs
Fees:13.00 Taxes:419.21
20140819-0075057

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(_____) Title No: 53733
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ali I. Ebadah 1041 Brittany Park Drive Antioch, TN 37013	Franklin Synergy Bank 722 Columbia Ave. Franklin Tn 37064

TAX MAP-PARCEL NUMBERS: 162120A04200 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$113,300.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Bari Bennett Yarbrough, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Ali I Ebadah, unmarried, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Brittany Park, Phase 1B, First Revision, of record in Book 9700, Page 610, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bari Bennett Yarbrough, unmarried, by Warranty Deed from Daniel Tansey and wife, Leigh Tansey, dated April 2, 2010, recorded April 12, 2010 in Instrument No. 20100412-0027387, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 9700, Page 610, said Register's Office, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 10016, page 870, Book 10772, page 988, and in Instrument No. 20021025-0130771 said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 1041 Brittany Park Drive, Antioch, Tennessee 37013

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of August, 2014.

Bari Bennett Yarbrough

State of TENNESSEE
County of DAVIDSON

On this 15th day of August, 2014 , before me the undersigned authority, personally appeared Bari Bennett Yarbrough , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

Notary

State of TENNESSEE
County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $113,300.00

Affiant

Sworn and subscribed before me this the 15th day of August, 2014

Notary Public

My Commission Expires: _____

BETH HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018