WARRANTY DEED

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of October, 2014.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gregory Zakers	New Owner	160-15-D-41.00 CO
(NAME)	(NAME)	
305 Seven Springs Way, Number 201		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140078663 DEEDWARR
Recvd: 10/20/14 10:15 2 pgs
Fees:13.00 Taxes:1054.50
20141020-0096351

For and consideration of the sum of Ten 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, WE, Brandon C. Grass, married and Dennis C. Grass, unmarried, as joint tenants with rights of survivorship, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Gregory Zakers and wife, Aleema Sabur, 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 Unit 41, aka Seven Springs Ways #201, ST. MARTIN SQUARE AT SEVEN SPRINGS CONDOMINIUMS, PHASE II, as established under Master Deed of record in Instrument No. 20060310-0028319, supplemented at Instrument No. 20061109-0139692, corrected at Instrument No. 20080730-0077840, amended at Instrument No. 20090624-0058791, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Brandon C. Grass, unmarried and Dennis C. Grass, unmarried, as joint tenants with rights of survivorship by Special Warranty Deed from St. Martin Square, Inc., a Tennessee Corporation, recorded on the 8th day of May, 2008 in Instrument No. 20080508-0047751, in the Register's Office of Davidson County, Tennessee.

Laura Meriwether Grass, spouse of Brandon C. Grass, joins in this conveyance for the purpose of releasing any and all right she may have in and to the above described property, especially her marital rights.

This instrument is being executed in behalf of Brandon C. Grass and Dennis C. Grass pursuant to a Power of Attorney executed by the same of the 2nd day of Octobre, 2014, and being filed for record simultaneously herewith.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐.

This is improved ☑ property, known as 305 Seven Springs Way, Number 201, Brentwood, TN 37027
(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 3rd day of October, 2014.

Brandon C. Grass

Brandon C. Grass

By: Laura Meriwether Grass, His Attorney-In-Fact

Dennis C. Grass

Dennis C. Grass

By: Laura Meriwether Grass, His Attorney-In-Fact

Laura Meriwether Grass

Laura Meriwether Grass

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 3rd day of October, 2014, before me a Notary Public on and for said State and County, duly commissioned and qualified, personally appeared Laura Meriwether Grass, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

Notary Public

KIMBERLY HOLLINGSHEAD WILLIAMSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC

My Commission Expires: 1-27-15

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Laura Meriwether Grass, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Brandon C. Grass and Dennis C. Grass, acting as that person's agent and attorney in fact, and the Laura Meriwether Grass acknowledged that she executed the foregoing instrument as agent and attorney in fact for Brandon C. Grass and Dennis C. Grass for the purposes therein contained.

WITNESS my hand and seal, this 3rd day of October, 2014

Notary Public

KIMBERLY HOLLINGSHEAD WILLIAMSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC

My Commission Expires: 1-27-15