Davidson County	DEEDWARR
Recvd: 01/28/15 11:13	2 pgs
Fees:13.00 Taxes:1165.50	
20150128-0008122	

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $315,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of January, 2015.

Notary Public
My commission expires:

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

03-1412-38314

Address of New Owner:	Send Tax Bills to:	Tax Information
Amena Zebari 7005 Waterbury Point Nashville TN 37221	Regions Bank 2050 Parkway Office Circle Birmingham, AL 35244	141-15-0-D-007.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mary Ann Sedita**, **unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Amena Zebari**, **unmarried woman**, hereinafter called the Grantees, their successors 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 Lot No. 7, on the Plan of Resubdivision of Lots 4, 5, 6, & 7, "Sheffield" on the Harpeth, Phase I, of record in Book 6900, Page 494, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mary Ann Sedita and husband, Chris Sedita by deed from Federal National Mortgage Association aka Fannie Mae, dated March 31, 2006, recorded April 17, 2006, of record in Instrument No. 20060417-0043630, Register's Office for Davidson County, Tennessee. Chris Sedita having since died on November 6, 2011.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7005 Waterbury Point, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 23rd day of January, 2015.

Mary Ann Sedita

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mary Ann Sedita, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged ~~they~~ She executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 23rd day of January, 2015.

State of Tennessee at Large

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 3/4/15.

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018