BILL GARRETT, Davidson County
Trans:T20150008775 DEEDWARR
Recvd: 02/04/15 10:17 2 pgs
Fees:13.00 Taxes:536.50
20150204-0010420

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Ryber G. Ali
968 Todd Priess Drive
Nashville, Tennessee 37221

SEND TAX BILL TO:
~~**Mortgagee**~~ NEW OWNER

MORTGAGEE:
Bank of America, NA
4500 Amon Carter Blvd.
Ft. Worth, TX 76155

MAP	**142-5**
GROUP	**D**
PARCEL	**69.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Deborah Stanfill, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Ryber G. Ali, a single person,** hereinafter called the GRANTEE, his 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 No. 405 on the Plan of River Plantation, Section Four, Condominium Apartments, together with the Carport designated No. J-405-C as shown by plat and survey of record in Book 4860, pages 17, 18, and 19, as amended in Book 4860, pages 107, 108, and 109, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Deborah Stanfill, unmarried by deed from Robert R. Longhurst, IV and wife, Ann F. McClain Longhurst of record in Book 6416, page 67, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2015 and subsequent years.

This is **improved** property known as **968 Todd Priess Drive, Nashville, Tennessee 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 GRANTEE, his heirs and assigns , forever, and,

GRANTOR does covenants with the said GRANTEE that she is lawfully seized 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; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 the **30th** day of **January, 2015.**

Deborah Stanfill

Deborah Stanfill

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Deborah Stanfill, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of January, 2015.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 10/23/2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $145,000.00.

Erica Allyn

AFFIANT

Subscribed and sworn to before me on this 30th day of January, 2015.

NOTARY PUBLIC

My Commission Expires: 5/3/16

KAYLA E. LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066