File Box 243

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150053787 DEEDWARR
Recvd: 07/06/15 08:20 2 pgs
Fees:13.00 Taxes:477.30
20150706-0064544

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of July, 2015

Notary Public

MY COMMISSION EXPIRES: October 05, 2018

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Amena Zebari	Regions Bank DBA Regions Mortgage	14801022800
(NAME)	(NAME)	
2631 Nolensville Road	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I, **E. O'Neil Heard, a single person,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Amena Zebari,** an unmarried woman, 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:

Being Lot No. 1 on the plan of Boone Heights of record in Book 6250, page 125, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to E. O'Neil Heard by deed from John N. Reeves dated 8/17/01, of record in Instr. o. 20010817-0089323, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2015 taxes, prorated and assumed by Grantee; all matters as set out in the plan of record Subject to the rights and claims of parties in possession and any leases not of public record.
This is not the primary residence of the Grantor.

unimproved ☐

This is improved ☑ property, known as 216 Wallace Road, Nashville, TN 37211
(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 my/our hands this 2nd day of July, 2015.

E. O'Neil Heard

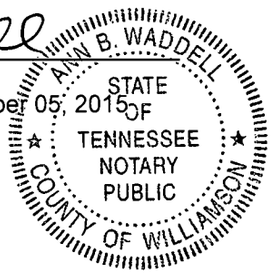
State of Tennessee
County of Williamson

Personally appeared before me E. O'Neil Heard, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 2nd day of July, 2015.

Ann B Waddell

Notary Public Ann B. Waddell
My Commission Expires: October 05, 2015



File No.: 2015-066