ADDRESS NEW OWNERS and
SEND TAX BILLS:

**EMAD SABA**
**925 Ilawood Drive**
**Nashville, TN 37211**

Davidson County DEEDWARR
Recvd: 04/21/16 12:03 3 pgs
Fees:18.00 Taxes:455.10
20160421-0038811

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

**MAP PARCEL NUMBER:**
**162 - 13 - 194**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, **IVAN COOPER and husband, ELBERT M. BROWN, and TAMMY EBANKS,** hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to **EMAD SABA,** hereinafter called GRANTEE, his heirs, successors and assigns forever, the following described property, to wit:

LAND in Davidson County, Tennessee, Being Lot No. 60A of the Zone Lot Division of Lots 60 thru 63, Dreamland Estates, Section II, of record in Book 6900, Page 50, amending in Plat Book 5200, Page 648, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete and detailed description.

BEING the same property conveyed to Ivan Cooper, a married woman, and Tammy Ebanks, as tenants in common with rights of survivorship, from Annie D. Graves, a single woman, by deed recorded August 3, 2004 in Instrument No. 20040803-0092637, Register's Office for Davidson County, Tennessee. Tammy Ebanks and Tamy Ebanks being one and the same person. Elbert M. Brown, husband of Ivan Cooper, joins in this conveyance for the purpose of transferring all his marital right, title and interest in said property.
Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 925 Ilawood Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, his heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

IOTHY D. FERGUSON
ATTORNEY AT LAW
65 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 14 day of April, 2016.

IVAN COOPER

TAMMY EBANKS

ELBERT M. BROWN

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, **IVAN COOPER and husband, ELBERT M. BROWN, and TAMMY EUBANKS**, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 14 day of April, 2016.

NOTARY PUBLIC

My Commission Expires: 6/26/17

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $123,000.00.

AFFIANT

Subscribed to and sworn before me, this the 14 day of April, 2016.

NOTARY PUBLIC

My Commission Expires: 6/26/17

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

OTHY D. FERGUSON
ATTORNEY AT LAW
35 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

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

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11.5.2018
STATE OF TENNESSEE