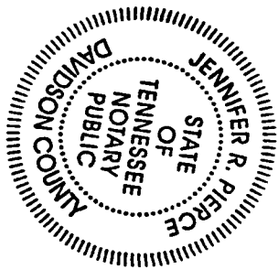
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 161,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th day of June, 2016

Notary Public:

MY COMMISSION EXPIRES: 11-6-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Joseph A. Zakhary	US Bank, N.A.	Parcel ID:
1440 Bell Trace Drive	7601 Penn Ave S Ste. A1	162160E05100
Antioch, TN 37013	Richfield, MN 55423	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Maryse E. Minor, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Joseph A. Zakhary and Gaklin Masky, husband and wife
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 Lot No. 20, on the Plan of Bell Crest, Section Two, a Planned Unit Development, as of record in Book 9700, Page 20, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Maryse E. Minor by deed from George Gray and wife, Amy Gray of record in Instrument 20030718-0101081, Register's Office for said County, dated July 15, 2003.

This conveyance is subject to Restrictions and By-Laws of record in Book 9408, Page 320, amended in Book 9613, Page 20; Book 9892, Page 927; and Book 9408, Page 334, said Register's Office.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 20, said Register's Office; (3) Easement for Ingress & Egress of record in Book 4984, Page 569, said Register's Office; (4) Water Main Easement of record in Book 5025, Page 614; Book 5287, Page 979; and Book 10131, Page 918, said Register's Office; (5) Sewer Easement of record in Book 5020, Page 739; Book 5287, Page 976; Book 6303, Page 596; and Book 10131, Page 914, said Register's Office; (6) Storm Water Detention Agreement of record in Book 6145, page 226; Book 9402, Page 657, and Book 9771, Page 565, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1440 Bell Trace Drive, Antioch, TN 37013

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 hand this 20th day of June, 2016.

Maryse E. Minor

Maryse E. Minor

Davidson County DEEDWARR
Recvd: 06/23/16 10:36 2 pgs
Fees:13.00 Taxes:597.55
20160623-0064023

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Maryse E. Minor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of June, 2016.

My Commission Expires: 7.2.18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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, Julie Coone, 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.

Julie Coone

My commission expires: 5.24.19

Notary's Signature

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.