| | |
|---|---|
| Davidson County DEEDWARR<br>Recvd: 07/07/16 13:59 2 pgs<br>Fees:13.00 Taxes:723.35<br>**20160707-0069674** | STATE OF TENNESSEE<br>COUNTY OF Davidson<br><br>The actual consideration or value, whichever is greater, for this transfer is 195,500.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 6th day of July, 2016.<br><br>Notary Public<br><br>My commission expires: 5-19-2 |

MEAGAN KRISTINE UNDERHILL NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Tamar Algazi** | **NEW OWNER** | **075120A18500CO** |
| **520 Scotts Creek Trail** | 623 Wycliffe | |
| **Hermitage, TN 37076** | Irvine, CA 92602-1214 | |

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 ACKNOWLEDGE, WE,

**Shane A Braden Decker, a married man**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Tamar Algazi, a single person**

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. 19 on the Plan of Greer Meadows at Cedar Creek, First Revision, Section Three, Phase II, of record in Instrument No. 20040407-0039587, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Shane A Braden Decker, an unmarried man, from Capitol Homes Inc., a Tennessee Corporation, by Warranty Deed dated August 5, 2005 of record in Instrument No. 20050816-0096995, Register's Office for Davidson County, Tennessee. Shane A. Braden-Decker having since married Alyson Braden-Decker.

***Alyson Braden-Decker joins in conveyance for the purpose of conveying all of her rights and interest, marital or otherwise.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 520 Scotts Creek, Hermitage, TN 37076.

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 in 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 hand(s) this 6th day of July, 2016.

Shane A Braden Decker

Alyson Braden-Decker

**STATE OF TENNESSEE**
**COUNTY OF Davidson**

Personally appeared before me, a Notary Public of said County and State, Shane A Braden-Decker and Alyson Braden-Decker, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of July, 2016.

Notary Public

My Commission Expires:_____

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

**TRUE COPY CERTIFICATION**

I, **EILEEN SMITH,** 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.

EILEEN SMITH

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, Julie Robertson, a notary public for this county and state, Eileen Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/18/17

Notary Seal:

JULIE M. ROBERTSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY