This instrument prepared by:
THOMAS N. JONES
Attorney at Law
Thomas N. Jones & Associates
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #23198.2016

Davidson County DEEDWARR
Recvd: 07/18/16 17:02 5 pgs
Fees:28.00 Taxes:309.88
20160718-0073806

NEW OWNER:	**SEND TAX BILL TO:**	**MAP & PARCEL:**
John R. Lindahl, Jr. Alice Lindahl 1007 Hunters Lane Ashland City, TN 37015	Same	Part of 071 11 0 267.00

WARRANTY DEED

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, Blaise Yao Ketsri and wife, Gladys A. Ketsri**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **John R. Lindahl, Jr. and wife, Alice Lindahl,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 67 on the Plan of Highland Land Company's Subdivision of record in Book 421, Page 14, Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Blaise Yao Ketsri and wife, Gladys A. Ketsri by Quitclaim Deed dated April 9, 2016 from Gladys Antwi-Adjei, married and being of record in Instrument Number 20160412-0035106, Register's Office of Davidson County, Tennessee.

The above described property is not the principal residence of the Grantor

SUBJECT TO THE FOLLOWING:

1. 2016 property taxes are a lien but are not yet due and payable and will be the responsibility of the Grantee for payment of said taxes.

2. Any and all building and zoning regulations of City, County and State.
3. Any and all easements which may affect the within described property.
4. Subject to any and all notes and matters on the Plan of record in Plat Book 421, Page 14, said Register's Office.

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 and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND we 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.

This is unimproved property is known as: 1407-B Stainback Avenue, Nashville, Tennessee 37207.

Executed on this 15th day of July, 2016.

Blaise Ketsri
Blaise Yao Ketsri,
By: Gladys Ketsri
Gladys A. Ketsri
Atty in Fact pursuant to POA
Of record in Instrument Number
20160718-0073696
RODC, TN

Gladys A. Ketsri
Gladys A.Ketsri

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public within and for the State and County aforesaid, personally appeared Gladys A. Ketsri to me known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument on behalf of Blaise Yao Ketsri and further acknowledged that she executed same as the free act and deed of Blaise Yao Ketsri.

Witness my hand this 15th day of July, 2016.

Leigh Anne Sailors
NOTARY PUBLIC

My Commission Expires: 8-11-18

LEIGH ANNE SAILORS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, Gladys A. Ketsri, being first duly sworn and having executed the above instrument as attorney-in-fact for Blaise Yao Ketsri, the principal, pursuant to a [durable] power of attorney granted to me, hereby state in accordance with Section 34-6-105(c), Tenn. Code Ann., that I did not have at the time of my execution of this above instrument [my exercise of such power] actual knowledge of the termination of such power by revocation or of the principal's death.

Witness my hand this 15th day of July, 2016.

Gladys Ketsri
~~Blaise Yao Ketsri~~

Sworn to and subscribed before me this 15th day of July, 2016.

Leigh Anne Sailors
NOTARY PUBLIC

My Commission Expires: 8-11-18

LEIGH ANNE SAILORS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Gladys A. Ketsri, 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 this 15th day of July, 2016.

Notary Public

My Commission Expires: 8-11-18

LEIGH ANNE SAILORS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $83,750.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 15th day of July, 2016.

Notary Public

My Commission Expires: 8-11-18

LEIGH ANNE SAILORS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Thomas N. Jones, 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.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Leigh Anne Sailors, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 8-11-18

