Davidson County	DEEDWARR
Recvd: 08/04/16 12:26	2 pgs
Fees:13.00 Taxes:573.50	
20160804-0080902	

WARRANTY DEED

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of August, 2016.

Notary Public

MY COMMISSION EXPIRES: 4-24-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nar Magar	U.S. Bank Home Mtg	175060A02800
(NAME)	(NAME)	
5055 Preserve Boulevard	7601 Penn Ave S Ste #1	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Richfield, MN 55423	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Donelle C. Sanders, Jr. a/k/a Donnelle C. Sanders, Jr., an unmarried man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Nar Magar, unmarried**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

All that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Antioch,and being described as follows, to-wit:

Being all of Lot No. 28 (Twenty-Eight) on the Plan of Final Plat, Section I, The Preserve at Old Hickory, "Cluster Lot Subdivision", as shown by Plat and Survey of record in Instrument Number 20060824-0104545, of said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Donnelle C. Sanders, Jr., an unmarried man by Warranty Deed dated 02/09/2007 from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument 200702140019045, Register's Office for Davidson County, Tennessee. Donnelle C. Sanders, Jr. is actually Donelle C. Sanders, Jr.

This conveyance is subject to: (1) All matters as set forth per Instrument 200608240104545; (2) Declaration of Covenants, Conditions and Restrictions of record in Instrument 200608240104548, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5055 Preserve Boulevard, Antioch, TN 37013
(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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 ~~22nd~~ 3rd day of ~~July~~ August, 2016.

Donelle C. Sanders Jr.

State of Tennessee
County of Williamson

Personally appeared before me Donelle C. Sanders Jr., 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 ~~12th~~ 3rd day of August, 2016.

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public Chris Jackson
My Commission Expires: March 18, 2019

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith
Commission Expires
4-24-2018