Davidson County	DEEDWARR
Recvd: 09/12/16 14:34	3 pgs
Fees:18.00 Taxes:1017.50	
20160912-0095759	

WARRANTY DEED

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES:
3-14-17 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gebbie E. Barrett	Security National Mortgage Company	032-09-0-076.00
(NAME)	(NAME)	
4900 Indian Summer Drive	5300 South 360 West, Ste. 150	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Murray, UT 84123	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, HAJI HAJI AND PHILLIP WRIGHT, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GEBBIE E. BARRETT, A SINGLE WOMAN, HEREINAFTER CALLED THE GRANTEE, HER 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. 28 on the Plan of Quail Ridge, Section Two, of record in Book 6200, page 467, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point on the northerly margin of Quail Ridge Drive, said point being a common front corner with Lot No. 27; thence running in a westerly direction along the margin of Quail Ridge Drive around a curve to the left with a radius of 530 feet, a distance of 70.0 feet to a point; thence continuing through said point and around a curve to the right with a radius of 25 feet, a distance of 39.27 feet to a point, said point being on the easterly margin of Indian Summer Drive; thence running along the easterly margin of Indian Summer Drive around a curve to the left with a radius of 620 feet, a distance of 138.72 feet to a point; thence leaving the margin of Indian Summer Drive running North 77° 38' 51" East, a distance of 140.08 feet to a point; thence running South 8° 2' 2" West a distance of 200.00 feet to a point on the northern margin of Quail Ridge Drive, said point being the point of beginning.

Being the same property conveyed to HAJI HAJI AND PHILLIP WRIGHT, by deed from RICHARD W. HATFIELD, of record in Instrument No. 20150923-0096785, dated September 23, 2015, said Register's Office.

This conveyance is subject to: 2016 property taxes which are a lien, but not yet due and payable; all matters as shown on the Plan of Quail Ridge, Section Two, of record in Book 6200, page 467, Register's Office for said county; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 4900 Indian Summer Drive, Nashville, TN 37207

(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 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 our hands this 9th day of September, 2016.

Haji Haji

Phillip Wright

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Haji Haji and Phillip Wright, 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 and official seal at Nashville, TN this 9th day of September, 2016

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/4/18

True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE

County of SUMNER

Personally appeared before me, DARLENE K. SUHRBIER, a notary public for this county and state, KRISTEN TRAINI 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: 5-27-2019
Notary' Seal (if on paper)

