BILL GARRETT, Davidson County
Trans:T20160097308 DEEDWARR
Recvd: 11/03/16 09:43 3 pgs
Fees:18.00 Taxes:740.00
20161103-0116319

THIS INSTRUMENT WAS PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File No.: M165509

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M165509

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $200,000.00

George Saeed
Affiant

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019

Subscribed and sworn to before me, this the 1st day of NOVEMBER, 2016.

Notary Public
My Commission Expires: 4-28-19

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
George Saeed 2508 Gulf Coast Court Nashville, TN 37217	U.S. Bank Home Mortgage 7601 Penn Avenue S. Ste A1 Richfield, MN 55423	135-10-0C-027

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Elizabeth LaDean Byrd, now known as Elizabeth LaDean White, unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **George Saeed, a single man,** 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. 25 on the Plat of Ransom Park, Section One, as recorded in Instrument No. 20011023211638l, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed by Quitclaim Deed from Robert Lawrence Byrd to Elizabeth LaDean Byrd as recorded on the 25th day of September, 2007 in Instrument No. 20070925-0114038 and Warranty Deed from Fischer & Ford Group, LLC to Elizabeth White-Byrd, married as recorded on the 19th day of December, 2002 in Instrument No. 20021219-0156993, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **2508 Gulf Coast Court, Nashville, TN 37217**

This conveyance is made subject to (1) Property taxes for the year 2016 a lien due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This Instrument was executed on behalf of Elizabeth LaDean Byrd, now known as Elizabeth LaDean White, by Christopher M. Corriveau, pursuant to the Power of Attorney executed by Elizabeth LaDean Byrd, now known as Elizabeth LaDean White, on October 26, 2016, of record in Instrument No. 20161103-0116318, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN **WITNESS** WHEREOF, Grantor has executed this instrument on this 1st day of NOVEMBER, 2016.

Elizabeth LaDean Byrd now known as Elizabeth LaDean White, by [illegible], attorney-in-fact

Elizabeth LaDean Byrd, now known as Elizabeth LaDean White by Christopher M. Corriveau, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **Christopher M. Corriveau**, pursuant to the Power of Attorney executed by **Elizabeth LaDean Byrd, now known as Elizabeth LaDean White**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the execution of the within instrument on behalf of **Elizabeth LaDean Byrd, now known as Elizabeth LaDean White, Christopher M. Corriveau** executing the document as Attorney in Fact, as the free Act and Deed of the said Principal(s).

WITNESS my hand and seal at office this 1st day of NOVEMBER, 2016.

[illegible]

Notary Public
My Commission Expires:
4-28-19

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019

EXHIBIT "A"
TO Warranty Deed
From: Elizabeth LaDean White
To: George Saeed

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 1st day of NOVEMBER, 2016.

Notary Public
My Commission Expires:
4-28-19

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019