WARRANTY DEED

STATE OF DC

COUNTY OF DC

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$307,500.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18 DAY OF November, 2016

Notary Public

MY COMMISSION EXPIRES: 4/14/19

(AFFIX SEAL)

JAMES R. HERRING NOTARY PUBLIC DISTRICT OF COLUMBIA MY COMMISSION EXPIRES 04-14-2019

BILL GARRETT, Davidson County
Trans: T20160103574 DEEDWARR
Recvd: 11/23/16 09:15 2 pgs
Fees: 13.00 Taxes: 1137.75

20161123-0123569

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 100
Nashville, TN 37211

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP - PARCEL NO(S)
Ronald Rice and Pam Rice	New Owner	160-15-0D-041.00 CO
(Name)	(Name)	
305 Seven Springs, Unit 201		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **GREGORY ZAKERS AND WIFE, ALEEMA SABUR,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RONALD RICE AND ~~PAM RICE~~** PAMELA G. RICE, husband and wife HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ~~WILLIAMSON~~ DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 41, on the Horizontal Property Regime for St. Martin Square At Seven Springs Condominiums, Phase II, as recorded in the Master Deed of record in Instrument No. 20060310-0028319, supplemented in Instrument No. 20061109-0139692, corrected in Instrument No. 20080730-0077840 and amended in Instrument No. 20090624-0058791, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to GREGORY ZAKERS and wife, ALEEMA SABUR, by deed from BRANDON C. GRASS and DENNIS C. GRASS, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, of record in Instrument No. 20141020-0096351, dated October 3, 2014, 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, 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.

Executed by my hand this 18th Day of November 2016.

GREGORY ZAKERS

ALEEMA SABUR

STATE OF DC

County OF DC

Before me, a Notary Public for the above State and County, hereby certify that GREGORY ZAKERS and ALEEMA SABUR, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 29th of November, 2016.

Notary Public

My Commission Expires: 4/14/19

(SEAL)

Please return to
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 100
Nashville TN 37211