WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th DAY OF November, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/31/2020
(AFFIX SEAL)

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF TONJA BARRON

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 302
Franklin, TN 37064
File # 01288-34964

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bradford K. Folmar and Lindsay Folmar	New Owner	
(NAME)	(NAME)	
622 Woodett Drive		16106001400
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **RICHARD SAAD AND WIFE, DONNA SAAD,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRADFORD K. FOLMAR AND LINDSAY FOLMAR, HUSBAND AND WIFE,** 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. 81, on the Plan of McMurray Woods, Section 3, of record in Plat Book 3300, Page 83, Register's Office for said County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Richard Saad and wife, Donna Saad by Warranty Deed from John Daniel Eldridge and David P. Eldridge and Wanda E. West, Devisees of the Estate of Lena D. Eldridge, recorded on the 23rd day of February, 2007 in Instrument No. 20070223-0022823, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to 2016 Real Property taxes; All matters appearing on the plan of record in Plat Book 3300, Page 83, said Register's Office; and Restrictive Covenants of record in Book 3436, Page 411, said Register's Office.

unimproved
This is improved x property, known as 622 Woodett Drive, Nashville, TN 37211
(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.

BILL GARRETT, Davidson County
Trans:T20160105737 DEEDWARR
Recvd: 12/01/16 12:05 2 pgs
Fees:13.00 Taxes:1069.30

20161201-0126115

Witness my hand this 29th day of November, 2016

Richard S. Saad

RICHARD SAAD

Donna Saad

DONNA SAAD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard Saad and Donna Saad, the 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, Tennessee this 29 day of November, 2016.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 7, 2017

Notary Public