This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 02/22/17 10:41 4 pgs
Fees:23.00 Taxes:595.70
20170222-0017736

ADDRESS NEW OWNER:
Sarah Boone &
4540 S. Trace Blvd.
Old Hickory, TN 37138

SEND TAX BILL TO:
F & M Bank
P. O. Box 451
Clarksville, TN 37041

MAP/PARCEL 064-09-0A-028.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Katherine E. Banani a/k/a Katherine E. Martin, a married Woman, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Sarah Boone, a single person called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 4540 of Southfork Condominiums, Phase 1, Section 1, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Southfork Condominiums, Phase 1, Section 1 of record in Book 6783, Page 839, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Katherine E. Martin, a single person by Warranty deed from Natalie E. Holt, formerly known as Natalie E. Cox, married of record in Instrument No. 20140401-0026749 Register's Office for Davidson County, Tennessee, dated March 28, 2014 and recorded on April 01, 2014.

This is improved/unimproved property known as: **4540 S. Trace Blvd., Old Hickory, Tennessee 37138**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and.

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that

the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE. His heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 14th day of February, 2017.

WITNESS MY HAND on this the ~~14th~~ 13 FEB day of February, 2017

Katherine E Banani
Katherine E. Banani

STATE OF ~~TENNESSEE~~ California D.S.
COUNTY OF ~~Davidson~~ Shasta D.S.

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Katherine E. Banani,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this ~~14th~~ 13 D.S. day of February, 2017.

NOTARY PUBLIC

D. SHERBUNDY
COMM. NO. 2112960
NOTARY PUBLIC - CALIFORNIA
SHASTA COUNTY

See Attachment For Notary Seal

My Commission Expires: May 24, 2019

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $161,000.00.

AFFIANT

Subscribed and sworn to before me this the 14th day of February, 2017.

NOTARY PUBLIC

My Commission Expires: 7/8/19

File No: 170015

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Shasta)

On 02/13/17 before me, D. Sherbundy (Notary Public)
Date *Here Insert Name and Title of the Officer*

personally appeared Katherine E. Banani
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

D. SHERBUNDY
COMM. NO. 2112960
NOTARY PUBLIC - CALIFORNIA
SHASTA COUNTY
MY COMMISSION EXPIRES
MAY 24, 2019

Signature _____
Signature of Notary Public

MAY 24, 2019

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN