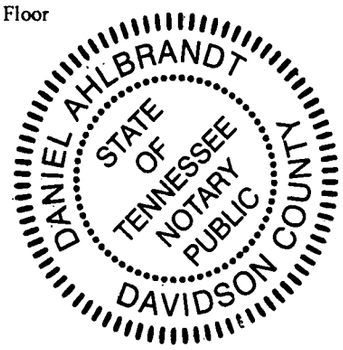
This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20170016455 DEEDWARR
Recvd: 02/24/17 13:36 2 pgs
Fees:13.00 Taxes:895.40
20170224-0018757



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $242,000.00.

Affiant

Subscribed and sworn before me this the 23rd day of February, 2017.

Notary Public
My commission expires: 11-3-2020

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Behnaz Sulkowski 1227 Bainbridge Drive Nashville, TN 37211	Behnaz Sulkowski 1227 Bainbridge Drive Nashville, TN 37211	161-06-0A-101.00-CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MITCHELL E. SALLEE, AN UNMARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BEHNAZ SULKOWSKI AND JAMES SULKOWSKI, WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Unit 101 on the Plan of Oakhill Townhomes, Phase 2, Lot 2, as shown as Exhibit "A-1" to the First Supplemental Declaration to Declaration of Protective Covenants, Conditions, Restrictions and Easements for Oakhill Townhomes, of record as Instrument No. 20080325-0030014, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Mitchell E. Sallee by Warranty Deed from Cameron R. Hunt and wife, Amy Thomas Hunt, of record in Instrument No. 20131114-0117992, Register's Office for Davidson County, Tennessee, dated November 01, 2013 and recorded on November 14, 2013.

Being also known as 1227 Bainbridge Drive, Nashville, Tennessee 37211.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1227 Bainbridge Drive, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

MS

Witness my hand this the 23rd day of February, 2017.

Mitchell E. Sallee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mitchell E. Sallee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of February, 2017.

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY