WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/21/17 12:05 3 pgs
Fees:18.00 Taxes:2238.50
20170321-0027459

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$605,000.00**.

Affiant

Subscribed and sworn to before me this the 20th day of March, 2017.

Notary Public

My commission expires: 6/28/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Noah Sakazi **Odely Sakazi**	NEW OWNERS	**117-08-0-J-001-00co**
1807 Lombardy Avenue		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Tyler A. Whitmore and Mallory A. Whitmore, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Odely Sakazi and Noah Sakazi, 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 Unit No. A on the Plan of Lombardy Townhomes, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Lombardy Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20061222-0158543, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Lombardy Townhomes, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20061222-0158543, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING all of the same property conveyed to Tyler A. Whitmore and Mallory A. Whitmore, husband and wife, by Deed from Edwin W. Benson, III and wife, Jennifer D. Benson, of record in Instrument No. 20140304-0018091, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed on behalf of Mallory A. Whitmore, pursuant to a Power of Attorney executed by her on the 21st **of March, 2017, of record in Instrument No.** 20170321-0027365 **, Register's Office for Davidson County, Tennessee.**

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record as shown in Exhibit "B" to the Declaration of Covenants, Conditions, and Restrictions in Instrument No. 20061222-0158543, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2) Declaration of Covenants, Conditions, Restrictions, By-Laws and Attorney's Certificate of Lombardy Townhomes, of record in Instrument No. 20061222-0158543, Register's Office for Davidson County, Tennessee.

3) Subject to all matters as set forth on the Plan of record in Book1, Page 22, Chancery Court for Davidson County, Tennessee

4) All matters as set forth on the Plan of record in Book 974, Page 92, said Register's Office.

5) Taxes for the current year, which have been prorated and assumed by Grantee(s) herein and subsequent years not yet due and payable.

This is Improved (__X__) Unimproved (____) property, known as **1807 Lombardy Avenue, Nashville, TN 37215**

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 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.

Witness my/our hand(s) this **20th** day of **March, 2017.**

Tyler A. Whitmore

Mallory A Whitmore
By: Tyler A. Whitmore, Attorney in Fact

Mallory A. Whitmore,
By Tyler A. Whitmore, Attorney In Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Tyler A. Whitmore,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **20th** day of **March, 2017.**

Notary Public

My Commission Expires: 07.03.2017

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Tyler A. Whitmore**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Mallory A. Whitmore** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Mallory A. Whitmore** for the purpose therein contained, by signing the name of **Mallory A. Whitmore** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **20th** day of **March, 2017.**

Notary Public

My Commission Expires: 07-03-2017

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

True Copy Certification

I, Jamie Ivey, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06/28/2017

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY