P17-8213-BW

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 532,000.00. Mary C. Laughlin Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March 2017. Kathy Snider Notary Public MY COMMISSION EXPIRES: May 8, 2018 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20170028030 DEEDWARR
Recvd: 04/03/17 15:18 2 pgs
Fees:13.00 Taxes:1968.40
20170403-0032469

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES May 8, 2018

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Albert	SAME	
548 Summit Oaks Court		128-16-0B-072.00-CO
Nashville, TN 37221		
(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, **Maxwell C. Eblaghie and Kelly W. Koay, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffrey Albert and Krystal Albert, 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. 72 on the Plan of First Revision, Phase Four, Summit Oaks, A Planned Unit Development of record in Plat at Instrument No. 20060516-0057170, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Maxwell C. Eblaghie and Kelly W. Koay, husband and wife by Warranty deed from Concord Homes, LLC of record in Instrument No. 20091230-0118610 Register's Office for Davidson County, Tennessee, dated December 23, 2009 and recorded on December 30, 2009 and corrected in Instrument No. 20100122-0005687.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **548 Summit Oaks Court, Nashville, TN 37221.**

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

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.

Witness our hand this the 30th day of March, 2017.

Maxwell C. Eblaghie

Maxwell C. Eblaghie

Kelly W. Koay

Kelly W. Koay

STATE OF Maryland
COUNTY OF Baltimore

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Maxwell C. Eblaghie** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30th day of March, 2017.

My Commission expires: 7-2-20

Notary Public

ROBERT BARKLEY SAUSE
Notary Public
Baltimore County
Maryland
My Commission Expires July 02, 2020

STATE OF Maryland
COUNTY OF Baltimore

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kelly W. Koay** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 30th day of March, 2017.

My Commission expires: 7-2-20

Notary Public

ROBERT BARKLEY SAUSE
Notary Public
Baltimore County
Maryland
My Commission Expires July 02, 2020