THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20170041658 DEEDWARR
Recvd: 05/16/17 14:05 2 pgs
Fees:13.00 Taxes:884.30
20170516-0048563

ROBIN S. EDWARDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 239,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May, 2017

Robin S. Edwards
Notary Public

MY COMMISSION EXPIRES: 3/24/2019

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathleen O. Saghi	New Owner	MAP
5020 Pebble Creek Drive		PARCEL 149-10-0-059.00
Nashville, TN 37013		
(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, **Christopher Allen Wright, a married man and Robert E. Jean, a married man, as joint tenants with rights of survivorship**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kathleen O. Saghi and husband Eugene Saghi**

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. 100 on the Plan of Oakwood Subdivision, Phase Six, Section One, of record in Plat Book 7900, Page 419, 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 Harlan Tracy Hill, Jr. and Christopher Allen Wright, joint tenants with the right of survivorship, by Warranty Deed from Shay Scott, unmarried, of record in Instrument No. 20031001-0144448, Register's Office for Davidson County, Tennessee, dated August 29, 2003 and recorded on October 01, 2003. (Value of consideration shown in aforementioned Deed $152,700.00)

Being the same property conveyed to Christopher Allen Wright by Quitclaim Deed from Harlan Tracy Hill, Jr., an unmarried man, of record in Instrument No. 20041213-0147939, Register's Office for Davidson County, Tennessee, dated November 24, 2004 and recorded on December 13, 2004.

Being the same property conveyed to Christopher Allen Wright and Robert Jean by Quitclaim Deed from Christopher Allen Wright, of record in Instrument No. 20091028-0099469, Register's Office for Davidson County, Tennessee, dated October 26, 2009 and recorded on October 28, 2009.

Being the same property conveyed to Christopher Allen Wright, unmarried and Robert E. Jean, unmarried, as joint tenants with rights of survivorship by Quitclaim Deed from Christopher Allen Wright, unmarried and Robert Jean, unmarried, of record in Instrument No. 20100401-0024385, Register's Office for Davidson County, Tennessee, dated March 19, 2010 and recorded on April 01, 2010.

Being also known as 5020 Pebble Creek Dr., Nashville, Tennessee 37013

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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED.

This is () UNIMPROVED

(X) IMPROVED property known as **5020 Pebble Creek Drive, Nashville, TN 37013.**

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 _____ hand( ) this the 15th day of May, 2017.

Christopher Allen Wright

Robert E. Jean

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Christopher Allen Wright** 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 15th day of May, 2017.

My Commission expires: 11/3/20

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert E. Jean** 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 of the purposes therein contained.

Witness my hand and official seal this the 15th day of May, 2017.

My Commission expires: 11/3/20

Notary Public