Davidson County DEEDWARR
Recvd: 06/23/17 08:54 3 pgs
Fees:18.00 Taxes:1403.78
20170623-0063184

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 20th day of June, 2017, by and between Alice Marie Clark Danks and Harold Barnard Danks, Jr., wife and husband, party of the first part, and Gahdar Sayni, unmarried man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, Lot No. 138 on the Plan of Wexford Downs, Section One, a Planned Unit Development, of record in Book 9700, Page 308 and 309, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description thereof.

Being all or part of the same property conveyed to Alice Marie Danks and Harold Barnard Danks, Jr., by virtue of that certain Warranty Deed dated July 22, 2016, and being of record at Instrument No. 20160727-0077473 in the amount of $374,000.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Donald Rae Dunning by virtue of Warranty Deed dated June 19, 2007 at Instrument No. 20070621-0074082 in the said Register's Office.

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(S), his heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and restrictions of record in Book 10292, page 51, Book 10792, page 822 and in Instrument number 20000810-0079498, said Register's Office; Charter of record in Book 10500, page 444, said Register's Office; Easements of record in Book 10529, page 560, Instrument Number 20020807-0095117, Book 10359, page 615 Book 11201, page 766; Book 11444, page 149 and 177, said Register's Office; Quit Claim Deed to HOA in Book 10937, page 789 and 791, said Register's Office; 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 GRANTEE(S), his heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Alice Marie Clark Danks

Harold Barnard Danks, Jr.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified Alice Marie Clark Danks and Harold Barnard Danks, Jr., with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of June, 2017.

Notary Public

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

My Commission Expires: _____

Property Owner & Address:	Gahdar Sayni 5928 Hitching Post Lane Nashville, TN 37211
Tax Parcel No	172140A04300CO
Property Address:	5928 Hitching Post Lane Nashville, TN 37211
MAIL TAX BILLS TO:	Owner at property address

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $379,400.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 20th day of June, 2017.

Notary Public

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

My Commission Expires:_____

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019