THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P17-23681

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

BILL GARRETT, Davidson County
Trans: T20170068106 DEEDWARR
Recvd: 08/07/17 14:57 2 pgs
Fees: 13.00 Taxes: 1727.90
20170807-0080718

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 467,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: 5-8-18

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zamrud Bamarni and Abdullha Bamarni	New Owner	114080A05900CO,
700 Cedar Crest		114080A08000CO
Nashville, TN 37209		AND 114080A06000CO
(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, **Joe D. Gower and wife, Joy B. Joy Gower,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Zamrud Bamarni and wife, Abdullha Bamarni**

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:

TRACT 1: 832 Cedar Crest Drive, Nashville, TN 37209:

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Cedar Crest Subdivision - Phase I, of record in Plat Book 6900, Page 284, 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 Joe D. Gower and wife, Joy B. Gower by Warranty Deed from Sceptre Properties Inc., of record in Book 7771, Page 377, Register's Office for Davidson County, Tennessee, dated February 09, 1989 and recorded on February 13, 1989.

TRACT 2: 828 Cedar Crest Drive, Nashville, TN 37209:

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Cedar Crest Subdivision, Phase I of record in Plat Book 6900, Page 284, 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 Joy B. Gower by Warranty Deed from Linda A. Kenaum, unmarried of record in Book 8262, Page 427, Register's Office for Davidson County, Tennessee, dated December 20, 1990 and recorded on December 21, 1990.

TRACT 3: 832 Cedar Crest Drive, Nashville, TN 37209:

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Cedar Crest Subdivision, Phase II, of record in Plat Book 9700, Page 37, 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 part of the same property conveyed to Joe D. Gower by Warranty Deed from Linda A. Kenaum, unmarried of record in Book 8308, Page 865, Register's Office for Davidson County, Tennessee, dated March 13, 1991 and recorded on March 13, 1991.

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 IMPROVED property known as **832 Cedar Crest, Nashville, TN 37209;** UNIMPROVED property known as **828 Cedar Crest, Nashville, TN 37209** and UNIMPROVED property known as **704 Cedar Crest, Nashville, TN 37209.**

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 hands this the 26th day of July, 2017.

Joe D. Gower

Joy B. Gower

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joe D. Gower and wife, Joy B. Gower** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 26th day of July, 2017.

My Commission expires: 10-7-2019

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public