Record and Return To:

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203

File No.: M176749

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $273,000.00

Affiant

Subscribed and sworn to before me, this the 14th day of August, 2017.

Notary Public

My Commission Expires: 5/6/2020

BILL GARRETT, Davidson County
Trans: T20170073073 DEEDWARR
Recvd: 08/23/17 09:56 2 pgs
Fees: 13.00 Taxes: 1010.10
20170823-0086469

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Stephen McAlpine Laswell Victoria Elizabeth Ham 5205 Greenleaf Drive Nashville, TN 37211	BancarpSouth Bank PO Box 3365 Tupelo, MS 38803	161-4-30.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Ines Sayani, unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Victoria Elizabeth Ham, a single woman and Stephen McAlpine Laswell. A single man, as tenants in common**, 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. 39 on the Plan of Kingswood Park, as of record in Book 2900, page 70, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description as to details and location of said Unit.

Being the same property conveyed to Ines Sayani, unmarried by Warranty Deed from Stephen Craig Moore and wife, Martha Patricia Moore, dated March 17, 2005, recorded April 15, 2005, of record in Instrument No. 20050415-0042326, Register's Office for Davidson County, Tennessee.

This is improved property located at: 5205 Greenleaf Drive, Nashville, TN 37211

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of August, 201.

Ines Sayani

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Ines Sayani**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of August, 201.

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

Notary Public
My Commission expires: 2-25-20