Davidson County DEEDWARR
Recvd: 09/05/17 09:47 3 pgs
Fees:18.00 Taxes:462.13
20170905-0090755

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $400.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THIS 30TH DAY OF AUGUST 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/10/21

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 03-10-2021

**THIS INSTRUMENT PREPARED BY**
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
File # 17-3755N

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| Scott Baker and Ben Wilson | | 075-15-0-035-00 |
| 831 Netherlands Drive | | |
| Hermitage, TN 37076-2344 | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**MIKE MEKHAIL, A MARRIED MAN**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**SCOTT BAKER, A MARRIED MAN AND BEN WILSON, A MARRIED MAN**

HEREINAFTER CALLED THE GRANTEE(S), 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. 328 on the Plan of Zone Lot Division Lots 29, 30, 32 and 34 Meadows of Tulip Grove Section Two of record in Plat Book 6900, Page 127, 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 a portion of the same property conveyed to Lyndon R. Bates and wife, Phyllis M. Bates by Special Warranty Deed from Regency Savings Bank, F.S.B of record in Book 11553, Page 88 Register's Office for Davidson County, Tennessee, dated June 29, 1999 and recorded on July 01, 1999. (Value or consideration as shown in aforementioned deed $612,500.00.)

Being a portion of the same property conveyed to Phyllis M. Bates, married by Quitclaim Deed from Lyndon R. Bates of record in Instrument No. 20020506-0055340 Register's Office for Davidson County, Tennessee, dated April 30, 2002 and recorded on May 06, 2002. (Value or consideration as shown in aforementioned deed $0.00.)

Being a portion of the same property conveyed to PMB Properties, LLC, a Tennessee limited liability company by 20060908-0111143 deed from Phyllis M. Bates of record in Instrument No. 20060908-0111143 Register's Office for Davidson County, Tennessee, dated August 16, 2006 and recorded on September 08, 2006. (Value or consideration as shown in aforementioned deed $0.00.)

Being a portion of the same property conveyed to Mike Mekhail by Warranty Deed from PMB Properties, LLC of record in Instrument No. 20150811-0080297 Register's Office for Davidson County, Tennessee, dated August 07, 2015 and recorded on August 11, 2015. (Value of consideration shown in aforementioned deed $204,000.00.) Being also known as 831 Netherlands Drive Hermitage, Tennessee 370762344.
Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 831 Netherlands Drive, Hermitage, TN 37076-2344

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 30th day of August, 2017.

Mike Mekhail

**STATE OF TENNESSEE**

**COUNTY OF DAVIDSON**

Personally appeared before me, a Notary Public of said County and State, MIKE MEKHAIL, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 3/10/21

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 03-10-2021

**File #: 17-3755N**

**RECORD & RETURN TO:**

**COMPASS LAND TITLE, LLC**

**278 Franklin Road, Ste. 190**

**Brentwood, TN 37027**

COMPASS
– LAND TITLE –

# TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

