Name and Address of New Owner:
Sammy K Said
1214 Coarsey Drive
Nashville, TN 37217

Send Tax Statements To:
Sammy K Said
7060 Red Apple Road
Antioch, TN 37013

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: 17070908

Map and Parcel: 107 13 0 042.00

Bill Garrett Davidson County
Batch# 2578 DEEDWARR
09/20/2017 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $466.20
20170920-0096320

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gerald Bonds**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Sammy K Said**, hereinafter called the GRANTEE, his 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, and being all of Lot No. 326, a Resubdivision of part of T F Connolly Lands (unrecorded), Miro Meadows, Second Addition, according to survey and plat of same appearing of record in Plat Book 1424, page 112, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Gerald Bonds and wife, Patricia A. Bonds by Warranty Deed filed for record on October 17, 2011 in Instrument Number 20111017-0080402, of the Register's Office of Davidson County, Tennessee. The said Patricia A. Bonds died on 02/23/2015 leaving Gerald Bonds as the surviving tenant by the entirety.

This conveyance is subject to the following: All matters as set forth per Book 1424, page 112; Restrictions of record in Book 1710, page 183, both said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 1214 Coarsey Drive, Nashville, TN 37217

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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 this 29th day of August, 2017.

Gerald Bonds

Gerald Bonds

State of Tennessee

County of Rutherford

Personally appeared before me, Gerald Bonds with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th of August, 2017.

L. F. Vaught

Notary Public
My Commission Expires: 3/18/2019

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $126,000.00.

Affiant Signature

Subscribed and sworn to before me, this 29th day of August, 2017.

Notary Public
My Commission Expires: 11/5/2019

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

True Copy Certification

I, Connie Taylor, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor, 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: 11/06/2017

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017