Bill Garrett Davidson County
Batch# 63960 DEEDWARR
03/01/2018 10:45:00 AM 2 pgs
Fees: $13.00 Taxes: $795.50
20180301-0019222

WARRANTY DEED

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-02-2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

return to: **THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sammy Said	New Owner	16413007300
(NAME)	(NAME)	
7060 Red Apple Road		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **James Burns a/k/a James K. Burns, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sammy Said, married,** 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. 247 on the plan of Asheford Crossing, Section Two, First Revision, of record in Plat Book 9700, Page 171, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Burns, an unmarried man, from James A. Foster and Margarita Foster by deed of record in Instrument No. 20100923-0075813, Register's Office for Davidson County, Tennessee.

James Burns also known as James K. Burns

This instrument is executed on behalf of James Burns by Samantha Burns as Attorney-In~Fact pursuant to recorded Power of Attorney of record in 20180301-0019221, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 309 Clark Hill Crossing, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 28th day of February, 2018.

James Burns by [signature] his attorney in fact

James Burns:
By Samantha Burns, as his attorney-in-fact

State of Tennessee
County of Williamson

On this the 28th day of February, 2018, before me personally appeared Samantha Burns, the person who executed the foregoing instrument on behalf of James Burns and who acknowledged that she executed the same as the free act and deed of the said James Burns, through Power of Attorney granted her by the said James Burns.

WITNESS my hand and seal this 28th day of February, 2018.

[signature]

Notary Public _____
My Commission Expires: _____

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

File No.: 12852