Bill Garrett Davidson County
Batch# 95054 DEEDWARR
05/21/2018 03:49:44 PM 2 pgs
Fees: $13.00 Taxes: $832.50
20180521-0048645

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17TH day of MAY, 2018.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Priya Saini	GUARANTY TRUST COMPANY	136 05 0A 003.00
(NAME)	(NAME)	
2928 Harbor Lights Drive	316 ROBERT ROSE DR	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	MURFREESBORO TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Twenty-Five Thousand And No/100 Dollars ($225,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Eugene Henderson, III and Tassany C. Henderson, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Priya Saini, a married woman**, 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:

Being Lot No. 3 as shown on the Final Plat of Phase One, Bayview Estates, of record in Plat Book 9700, page 920, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Eugene Henderson III, and Tassany C. Henderson, husband and wife by Warranty Deed from Shadi M. Eltiti, a married man dated October 30, 2015 and recorded November 3, 2015 as Instrument No. 20151103-0111821, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 2928 Harbor Lights 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 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, has 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 16 day of May, 2018

Eugene Henderson, III

Tassany C. Henderson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Eugene Henderson, III and Tassany C. Henderson, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of May, 2018.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

File Number: GRN-182802SSO