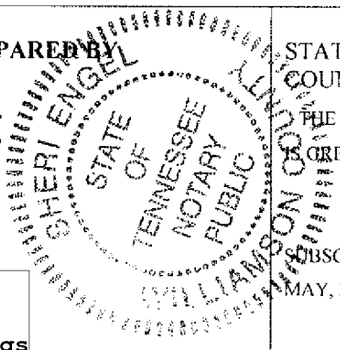
THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P18-24718



Bill Garrett Davidson County
Batch# 97257 DEEDWARR
05/25/2018 04:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,220.63
20180525-0050613

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **329,900.00**.

Sandra Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF MAY, 2018.

Sheri Engel
Notary Public

MY COMMISSION EXPIRES: January 5, 2020
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zindan A. Garmavi	U.S. Bank National Association	MAP 173-10-0C-
128 Blackpool Drive	1601 Penn Ave S Suite A-1	PARCEL 007.00-CO
Antioch, TN 37013	Richfield, MN 55423	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Brent H. Clayton, an unmarried individual**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Zindan A. Garmavi, a married man**

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, being Lot No. 7 on the Plan of Final Plat Delvin Downs, Phase 1 of record in Plat at Instrument No. 20070807-0094328, 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 the same property conveyed to Brent H. Clayton, an unmarried individual by Warranty deed from Capitol Homes, Inc., a Tennessee corporation of record in Instrument No. 20071227-0147805 Register's Office for Davidson County, Tennessee, dated December 21, 2007 and recorded on December 27, 2007 and Scriveners Affidavit recorded on March 2008, of record in Instrument No. 20080304-0021721.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2018; (2) all matters shown on the Plan of record in Instrument No. 20070807-0094328; (3) Charter for Delvin Downs Homeowners Association, Inc. of record in Instrument No. 20070824-010501; (4) Conveyance of open space to Delvin Downs Homeowners Association, Inc. of record in Instrument No. 20090219-0014582; (5) Easement for Ingress/Egress of record in Book 2739, Page 637; (6) Easement for Storm Water Detention of record in Instrument No. 20060406-0039484; (7)Subject to rights of others in and to the common areas and/or elements; (8) All visible easements; (9) all applicable governmental and zoning regulations.

This is IMPROVED property known as **128 Blackpool Drive; Antioch, TN 37013.**

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 we do covenant with the said GRANTEE 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 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 the 25th day of May, 2018.

Brent H Clayton
Brent H. Clayton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brent H. Clayton** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 25th day of May, 2018.

My Commission expires: 1-6-20

JAMES A. WACHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY