**Prepared By & Return To:**
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
Williamson
B18-1529

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson TC

Bill Garrett Davidson County
Batch# 123353 DEEDWARR
08/01/2018 11:08:08 AM 2 pgs
Fees: $13.00 Taxes: $1,010.10

20180801-0075078

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $273,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS ~~July~~ 30, 2018

Notary Public
Commission Expires:

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Commission Expires August 30, 2021

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Zack Pond and Melanie Pond<br>1977 Gatlin Drive<br>Nashville, TN 37210 | New Owners | 106-14-0-023 |

# WARRANTY DEED

FOR AND IN 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/WE,

**Sarkaut Taro and Bayan Taro, as husband and wife**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Zack Pond and Melanie Pond, husband and wife**

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. 27 on the Plan of Raymond Heights of record in Plat Book 1424, Page 141, 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 Sarkaut Taro and Bayan Taro, as husband and wife by Cash deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument No. 20120928-0088485 Register's Office for Davidson County, Tennessee, dated September 27, 2012 and recorded on September 28, 2012. (Value of consideration shown in aforementioned deed $50,000.00.) Being also known as 1979 Carloss Drive Nashville, Tennessee 37210.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1979 Carloss Drive, Nashville, TN 37210

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the July 30, 2018.

Sarkaut Taro

Bayan Taro

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sarkaut Taro and Bayan Taro** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 30th day of July, 2018.

Notary Public
My Commission Expires: 1/13/20

(Notary Seal)

