WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 152057 DEEDWARR
10/17/2018 12:06:50 PM 2 pgs
Fees: $13.00 Taxes: $599.40

20181017-0102939

A-ER-18-924

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00.

Elaine C. Williamson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-24-22
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Saman Samiee	~~New Owner~~ Castle Cooke Mtg.	
(NAME)	(NAME)	
924 Hammack Drive	13751 S. Wadsworth Park Dr #101	108-16-0-336.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Draper UT 84020	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE AMMONS FAMILY TRUST, DATED OCTOBER 14TH, 1996,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SAMAN SAMIEE, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 106-B on the Plan of Percy Priest Woods, Section IV, Zone Lot Division of Lots 105 through 110 of record in Plat Book 6250, Page 843, 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 The Ammons Family Trust by Quitclaim deed from M. Fred Ammons and Frances L. Ammons of record in Book 10276, page 820, Register's Office for Davidson County, Tennessee, dated November15, 1996 and recorded on December 2, 1996.

This conveyance is subject to:
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 843, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5984, Page 865, as amended in Book 6020, Page 270, Book 6097, Page 11 and Book 6560, Page 667, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Ingress/Egress Easement of record in Book 6071, Page 491, in the Register's Office for Davidson County, Tennessee.
- Water Mains of record in Book 6147, Page 886, in the Register's Office for Davidson County, Tennessee.
- Sewer Lines of record in Book 6147, Page 893, in the Register's Office for Davidson County, Tennessee.
- Dedication of Utility Anchor Easement of record in Book 6556, Page 612, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **924 Hammack Drive, Nashville, Tennessee 37214**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 hand(s) this the____ DAY OF OCTOBER, 2018.

The Ammons Family Trust, dated October 14th, 1996

BY: Richard Lee Ammons

Richard Lee Ammons
Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared RICHARD LEE AMMONS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the SUCCESSOR TRUSTEE of THE AMMONS FAMILY TRUST, DATED OCTOBER 14TH, 1996, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as SUCCESSOR TRUSTEE.

Witness my hand and official seal, this the 15th of October, 2018.

Kate Nyquist

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212