Karen Johnson Davidson County
Batch# 215666 DEEDWARR
04/09/2019 10:40:08 AM 2 pgs
Fees: $13.00 Taxes: $578.04

20190409-0032226

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$156,225.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5TH DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: **MAY 2, 2022**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SAMAN SAMIEE	**MORTGAGE INVESTORS GROUP**	**108-16-0-234.00**
(NAME) **926 HAMMACK DRIVE**	(NAME) **8320 EAST WALKER SPRINGS LANE, SUITE 200**	
(ADDRESS) **NASHVILLE, TN 37214**	(ADDRESS) **KNOXVILLE, TN 37923**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **WE, THE AMMONS FAMILY TRUST,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SAMAN SAMIEE, AN UNMARRIED 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. 106-A on the Plan of Zone Lot Division, Lots 105 through 110, Percy Priest Woods, Section Four, of record in Book 6250, Page 843, Register's Office for said County, and also shown as part of Lot 106 on the Final Plat, Section Four, Percy Priest Woods Subdivision, of record in Book 6250, Page 356 and 357, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to M. Fred Ammons and wife, Frances Lucille Ammons, from Robert E. LaBrec and wife, Ithaca S. LaBrec, by deed dated May 16, 1986, of record in Book 6872, Page 126, said Register's Office. Further, being conveyed to The Ammons Family Trust from M. Fred Ammons and Frances L. Ammons, by Quitclaim Deed dated November 15, 1996, of record in Book 10276, Page 821, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 6250, Pages 356 and 357, and Book 6250, Page 843; Easements of record in Book 6071, Page 482 and 491, Book 6147, Page 886 and 893, and Book 6556, Page 612; Restrictions of record in Book 5984, Page 865, Book 6020, Page 270, and Book 6097, Page 11; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **926 HAMMACK DRIVE, NASHVILLE, TN 37214**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

4516

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 hand this 5th day of April, 2019.

THE AMMONS FAMILY TRUST

Richard Lee Ammons, SUCCESSOR TRUSTEE

By: Richard Lee Ammons, Successor Trustee

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 **RICHARD LEE AMMONS, SUCCESSOR TRUSTEE OF THE AMMONS FAMILY TRUST,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5th day of April, 2019.

My commission expires: **May 2, 2022.**

Lee A. Cohen

Notary Public

