BOX 10-A

Karen Johnson Davidson County
Batch# 240178 DEEDWARR
06/07/2019 09:05:57 AM 2 pgs
Fees: $13.00 Taxes: $4,236.50

20190607-0054512

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,145,000.00. Affiant Subscribed and sworn to before me, this 9th day of June, 2019. Notary Public My Commission Expires:

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Joseph J. Saoud Isabel Cristina Saoud 1308 Duncanwood Court Nashville, TN 37204	SAME	145-04-0-008.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **T. LARRY EDMONDSON AND WIFE, DEBBIE EDMONDSON**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **JOSEPH J. SAOUD AND ISABEL CRISTINA SAOUD, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Resubdivision of Lots 9 & 10, Leland Manor subdivision (unrecorded) for Anna Finks & Mary Valentino, of record in Book 6900, page 705, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to T. Larry Edmondson and wife, Debbie Edmondson, by deed from Gerald Valentino, Mary Ellen Finks Valentino, William R. Golden, Patricia

Finks Golden and Elizabeth Finks Ligon, of record in Book 7739, page 433, dated December 28, 1988, Register's Office for Davidson County, Tennessee.
A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2019 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 974, page 74 and Book 6900, page 705, Register's Office for Davidson County, Tennessee.

3. Easement of record in Book 1334, page 316, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4915 Sewanee Road, Nashville, TN 37220.**

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 Grantors covenant with the said Grantees that they 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 further covenant and bind themselves, their heirs and assigns, 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.

WITNESS my hand this 5th day of June, 2019.

T. Larry Edmondson

Debbie Edmondson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, T. Larry Edmondson and Debbie Edmondson, the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of June, 2019.

(Seal)

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

Notary Public

My Commission Expires: _____