Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $210,000.00

Affiant

Subscribed and sworn to before me, this 24th day of July 2019.

Notary Public
My commission expires: 7-6-2020

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020

Karen Johnson Davidson County
Batch# 262125 DEEDWARR
07/25/2019 09:48:37 AM 2 pgs
Fees: $13.00 Taxes: $777.00

20190725-0073044

Address of New Owner:	Send Tax Bills to:	Tax Information
Dune Baydoun	New Owner	069-03-0-118.00
4111 West Hamilton St	503 W. Old Hickory Blvd	
Nashville, TN 37218	Madison, TN 37115	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alesia Wilson and Thomas Wilson and Joan Little Bass,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Dune Baydoun, a single person,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 112 on the Plan of Enchanted Hills, Section 2, of record in Plat Book 3700, page 27 and amended in Book 3964, page 387, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Willie Lee Garner by Special Warranty Deed from Standard Federal Savings Bank dated February 12, 1992 of record in Book 8551, page 625, Register's Office for Davidson County, Tennessee. Willie Lee Garner having been married to Aleyne Baxter Wilson Garner. The said Aleyne Baxter Wilson Garner having since died on January 27, 2014, vesting fee simple title in the husband, Willie Lee Garner as surviving tenant by the entirety. The said Willie Lee Garner having since died intestate on November 1, 2017 with his estate being admitted to probate as Docket # 17P2053 in the Seventh Circuit Court of Davidson County, Tennessee. Linda Faye Garner is the sole heir-at-law as attested by Affidavit of Heirship dated April 9, 2019 of record as Instrument No. 20190410-0032833, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Alesia Wilson, Thomas Wilson, and Joan Little Bass by Quitclaim Deed from Linda Fay Garner dated May 30, 2019 of record as Instrument No. 20190530-0051369, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

Subject to easements and restrictions of record in Book 3700, page 27 and as amended in Book 3964, page 387 and Book 3934, page 322, Register's Office for Davidson County, Tennessee.

This property is improved property known as 4111 West Hamilton St, Nashville, TN 37218

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee

simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 24th day of July, 2019.

Alesia Wilson

Alesia Wilson

Thomas Wilson

Thomas Wilson

Joan Little-Bass

Joan Little Bass

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Alesia Wilson, Thomas Wilson, and Joan Little Bass,** the bargainor(s), 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 the 24th day of July, 2019.

Notary Public

My Commission expires: 7-6-2020

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020

FILE NO: 2019076310