Karen Johnson Davidson County
Batch# 313389 DEEDWARR
11/08/2019 09:52:23 AM 2 pgs
Fees: $13.00 Taxes: $654.90
20191108-0115606

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-5422

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $177,000.00.

Affiant

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 25th day of October, 2019.

Notary Public
My Commission Expires: 11-8-21

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jaky Boulos 1528 Sprucedale Drive Antioch, TN 37013	Fairway Mortgage 3324 Vineville Ave Macon, GA 31204	175-02-0B-023.00-CO

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 Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Barbara C. Suttles, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jaky Boulos**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the First Civil District of Davidson County, Tennessee, being Unit No. 307, as shown on Exhibit B to the Supplemental Declaration of Covenants, Conditions and Restrictions and Master Deeds of Old Hickory commons, Sections Two and Three, filed for record as Instrument No. 20081117-0113467, as further amended by Instrument No. 20130322-0028759, and as further amended by Instrument No. 20140207-0011094, in the Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

Being the same property conveyed to Barbara C. Suttles, an unmarried woman by Warranty deed from Dyshea M. Brown, unmarried of record in Instrument No. 20180228-0018625 Register's Office for Davidson County, Tennessee, dated February 26, 2018 and recorded on February 28, 2018.

This is improved property located at: **1528 Sprucedale Drive, Antioch, TN 37013**.

This conveyance is made subject to 1) Property taxes for the year 2019, and thereafter, a lien due and payable. The 2019 taxes have been prorated between the parties as of the date of this instrument, with the Seller paying their prorated share thereof to the Buyer who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of October, 2019.

Barbara C. Suttles

Barbara C. Suttles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Barbara C. Suttles, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of October, 2019.



Notary Public
My Commission expires: NOV 0 8 2021