Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-0010

Karen Johnson Davidson County
Batch# 355469 DEEDWARR
02/07/2020 03:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20200207-0014665

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of February, 2020

Notary Public

Commission Expires: 9/6/22

STATE OF TENNESSEE NOTARY PUBLIC SUSAN L HEINRICH COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Shawn Derek Coyle 4111 West Hamilton Road Nashville, TN 37218	Ameris Bank, ISAOA/ATIMA 3 Corporate Square 7th Floor Atlanta, GA 30329	069-03-0-118.00

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, I/WE,

Dune Baydoun, a single person

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shawn Derek Coyle, a single man

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 112 on the Plan of Enchanted Hills, Section 2 of record in Plat Book 3700, Page 27, and amended in Book 3964, Page 387, 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 Willie Lee Garner by Special Warranty deed from Standard Federal Savings Bank of record in Book 8551, page 625, Register's Office for Davidson County, Tennessee, dated February 12, 1992 and recorded on February 18, 1992. Willie Lee Garner having died November 1, 2017
Affidavit of Heirship by Michael Caruthers regarding Linda Faye Garner, in Instrument No. 20190410-0032833, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Alesia Wilson, Thomas Wilson and Joan Little Bass by Quitclaim deed from Linda Fay Garner of record in Instrument No. 20190530-0051369 Register's Office for Davidson County, Tennessee, dated May 30, 2019 and recorded on May 30, 2019.

Being the same property conveyed to Dune Baydoun, a single person by Warranty deed from Alesia Wilson and Thomas Wilson and Joan Little Bass of record in Instrument No. 20190725-0073044 Register's Office for Davidson County, Tennessee, dated July 24, 2019 and recorded on July 25, 2019. Dune Baydoun is also known as Donald Baydoun.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4111 West Hamilton Road, 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 GRANTEES, their heirs and assigns forever; and we so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 3rd day of February, 2020.

Dune Baydoun

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Dune Baydoun** 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 Brentwood, Tennessee this 3rd day of February, 2020.

Notary Public
My Commission Expires: 9/6/23

(Notary Seal)

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, **Jennifer Pennell**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

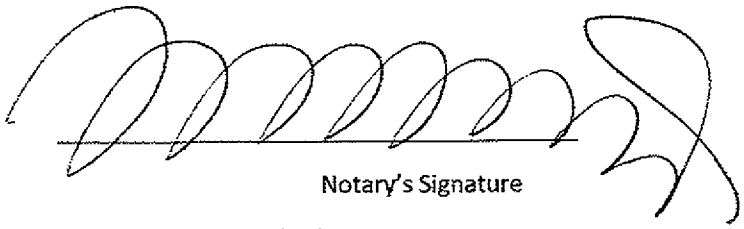


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose,** a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 2/22/2022

