Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

Karen Johnson Davidson County
Batch# 459360 DEEDWARR
08/18/2020 02:31:30 PM 4 pgs
Fees: $23.00 Taxes: $3,700.00
20200818-0092892

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $1,000,000.00.

H-S
Affiant

Subscribed and sworn to before me this 17th day of August, 2020.

Notary Public – Larry N. Westbrook

My Commission Expires: 4/6/2021

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

20-0175

Address of New Owner:	Send Tax Bills to:	Tax Information:
Hamza K. Said	Tower Community Bank	
2206 Elliston Place	7271 Nolensville Road	0915011100
Nashville, TN 37203	Nolensville, TN 37135	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, I

John Sinclair-Whitely, unmarried,

hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto

Hamza K. Said, unmarried,

hereinafter called the GRANTEE, his heirs and assigns, the following tract or parcel of land, to-wit:

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, located on the northerly side of Elliston Place, being the East one-half of Lot No. 1 on the Percy D. Maddin Subdivision of Lots 8, 9, 10, 15, 16, and 17, and the West one-half of Lots 11 and 18 of the Elliston Lands of record in Book 57, Page 139,

Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a railroad spike in the northerly margin of Elliston Place, said spike being N 41 degrees 00' 0" E, 131.00 from the easterly margin of Louise Avenue;

Thence, leaving said northerly line with the easterly line of property conveyed to B.E. Anthony, et al, by deed of record in Book 5031, Page 163, Register's Office for Davidson County, Tennessee, N 31 degrees 41' 56" W, 148.86 feet to a point in the southerly margin of an alley;

Thence, with said southerly margin N 58 degrees 29' 04" E, 24.87 feet to a point;

Thence, with the westerly line of Lot No. 2, as shown on the plan of resubdivision of Lots 1,2, and 3 of the Elliston Plan of record in Book 5200, Page 250, Register' s Office for Davidson County, Tennessee, S 31 degrees 41 ' 56" E, 141.03 feet to a railroad spike in the northerly margin of Elliston Place;

Thence with said northerly margin, S 41 degrees 00' 00" W, 26.05 feet to the point of beginning.

Being the same property conveyed to John Sinclair-Whitely by Quitclaim Deed dated January 13, 2016 from Michele Sinclair-Whitely, recorded January 20, 2016 at Instrument No. 201601200005798, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **2206 Elliston Place, Nashville, TN 37203.**

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, his heirs and assigns, forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 13 day of August, 2020.

John Sinclair-Whitely

STATE OF FLORIDA

COUNTY OF Pinellas

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named John Sinclair-Whitely, the bargainor, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Seminole, Florida, this 13 day of August, 2020.

Notary Public

My Commission Expires: July 20 2021 (SEAL)

CHRISTINE D TRIGONOPLOS
Notary Public - State of Florida
Commission # GG 126427
My Comm. Expires Jul 20, 2021
Bonded through National Notary Assn.

TRUE COPY CERTIFICATION

I, Larry N. Westbrook, 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 – Larry N. Westbrook

State of Tennessee
County of Williamson

Personally appeared before me, Anne M. Pewitt, a notary public in and for this county and state, Larry N. Westbrook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 8/27/23

ANNE M PEWITT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY