WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/01/02 09:07 2pgs
Fees:13.00 Taxes:536.50

20020401-0038846

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Kay Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26TH DAY OF MARCH, 2002.

Notary Public

MY COMMISSION EXPIRES: 1-28-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Connection, Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anibal Perez	Same	150-14-0-A-54
(NAME) 3913 Calumet Drive	(NAME)	
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Adi Sarieh and wife, Reanna Sarieh**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anibal Perez and Maria E. Leon**, 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:

BEING Lot No. 54 on the Plan of Calumet, Phase 5, as shown by plat of record in Plat Book 9700, page 383, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Adi Sarieh and wife, Reanna Sarieh by Quitclaim Deed dated 3/29/99 and recorded 4/15/99 in Book 11432, page 634, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Plat Book 9700, Page 383, Register's Office of said County.

Conveyance to Metro of Record in Book 7797, Page 469, and in Book 7797, Page 500, Registers Office for Said County.

Storm Water Detention Agreement of Record in Book 7538, Page 676, Registers Office for Said County.

Restrictive Covenants of record in Deed Book 7764, Page 664, Register's Office of said County. This policy insures that said covenants have not been violated to date and any future violation thereof will not result in a forfeiture or reversion of title.

By Laws of Record in Book 7566, Page 678, Registers Office for Said County.

unimproved ☐

This is improved ☒ property, known as 3913 Calumet Drive, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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/our hand(s) this 26th day of March, 2002.

Adi Sarieh

Reanna Sarieh

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, personally appeared Adi Sarieh and wife, Reanna Sarieh, with whom I am personally acquainted or whose identity was proved to me on the basis of satisfactory evidence, and who, under oath, acknowledges that they executed the foregoing instrument for the purposes therein contained and did so as their free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL ON THIS THE 26 day of March, 2002.

NOTARY PUBLIC

My Comm. Expires: 7-20-03

NOTARY PUBLIC AT LARGE

File Number: 4220052

RETURN TO:

Title C[illegible]c.

761 Old Hickory Blvd. Suite #103

Brentwood, Tennessee 37027