WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JANUARY, 2009.

Notary Public

MY COMMISSION EXPIRES: 3/20/2010

(AFFIX SEAL)

LaTrece McAdoo Notary Public My Comm. Exp. 03/20/2010 State of TENNESSEE Davidson County

BOX 13
14802

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Qadir A. Sindi	New Owner	149-10A-13
(NAME)	(NAME)	
2844 Rader Ridge Court		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, Richard D. Roberts and wife Lisa A Roberts f/k/a Lisa A. Martin, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Qadir A. Sindi, married, 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. 13 on the Plan of Pebble Trail Villas, P.U.D., of record in Plat Book 9700, Page721 and 722, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Richard D. Roberts and Lisa A Martin Joint Tenants with the right of survivorship, not as tenants in common, by Warranty Deed dated May 15, 2002 from Continental Development and Construction, Inc. of record in Instrument No. 20020520062577, Register's Office for Davidson County, Tennessee. The said Lisa A. Martin having since married Richard D. Roberts and is now known as Lisa A. Roberts

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

unimproved ☐

This is improved ☒ property, known as 2844 Rader Ridge Court, 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.

Davidson County DEEDWARR
Recvd: 02/03/09 10:31 2 pgs
Fees:13.00 Taxes:518.00
20090203-0009071

Witness our hands this 30th day of January, 2009.

Richard D. Roberts

Lisa A Roberts f/k/a Lisa A. Martin

STATE OF TENNESSEE

COUNTY OF ~~WILLIAMSON~~ Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard D. Roberts and Lisa A Roberts f/k/a Lisa A. Martin, 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 ~~Franklin~~ Smyrna, Tennessee this 30th day of January, 2009.

Commission expires: ~~November 14, 2009~~ 2/24/2009

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public