WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/28/11 13:44 3 pgs
Fees:18.00 Taxes:192.03
20110328-0023710

AMY CROSS NANCE NOTARY PUBLIC WILLIAMSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $51,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of March, 2011.

Notary Public

MY COMMISSION EXPIRES: 3/29/11

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 695 President Place, Ste 202, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bieri S. Abdulah	Bank of America, NA	162-09-0-086.00
(NAME) 712 Honey Grove ct ~~614 Ashmont Court~~	(NAME) 840 Crescent Center Dr, Suite 460	
(ADDRESS) Antioch 37013 ~~Nashville, TN 37211~~	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **John T. Pierce and wife, Katherine C. Pierce**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Bieri S. Abdulah and Bassime Yassin, Husband and Wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 7-A, Zone-Lot Division, Lots 7, 8 & 9, HICKORY VIEW, Sect. Two, as shown by plat appearing of record in Plat Book 5800, Page 312, amending Plat Book 5200, Page 510, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to John T. Pierce and wife, Katherine C. Pierce by Warranty Deed dated July 24, 2003, from Linda J. Carden of record in Instrument No. 20030811-0114396, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to Restrictive Covenants and Easements of record in Book 5597, page 714, Book 5597, page 729, Book 5738, page 619, Book 5738, page 634, Book 6055, page 519 and Book 6173, page 564, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 614 Ashmont Court, Nashville, TN 37211

(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 24th day of March, 2011.

John T. Pierce by Katherine C. Pierce his attorney in fact
John T. Pierce by Katherine C. Pierce, his.
Attorney-in-Fact

Katherine C. Pierce
Katherine C. Pierce

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Katherine C. Pierce the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of March, 2011.

Connie Beard
Notary Public

My Commission Expires: 6-17-13

CONNIE BEARD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 24th day of March, 2011, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Katherine C. Pierce, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she is the attorney-in-fact of John T. Pierce, and is authorized by him and does hereby acknowledge the execution of this instrument on his behalf by virtue a Power of Attorney of record in Record Book _____, Page _____, Register's Office for Rutherford County, Tennessee.

20110328-0023709

Witness my hand and official seal this 24th day of March, 2011.

Connie Beard
Notary Public

My Commission Expires: 6-17-13

CONNIE BEARD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
695 President Place, Ste 202
Smyrna, TN 37167

File No.: 01291-1077
SMG TN Warranty Deed

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached 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 Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 3/29/11.

