BILL GARRETT, Davidson County
Trans:T20120042191 DEEDWARR
Recvd: 06/07/12 13:51 2 pgs
Fees:13.00 Taxes:481.00

20120607-0049898

WARRANTY DEED

ARTRINNA D. MINNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 7, 2014

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of May, 2012.

Notary Public

MY COMMISSION EXPIRES: 7.7.2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Salip Abdala	SAME AS NEW OWNER	17301028300
(NAME)	(NAME)	
701 Ridgeview Court	701 Ridgeview Court	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch TN. 37013	
(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, **Randy L. Reed, A married man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Salip Abdala and Hanaa Saeid**, 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. 1, on the plan of Section 3-A, Dreamland Estates Southeast, of record in Plat Book 6050, Page 411, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Randy L. Reed, unmarried by Deed from Randy L. Reed, Charles N. Reed and Bettye Reed, dated 04/02/2004 and filed for record on 04/13/2004 in Instrument 200404130041569, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

All matters as set forth per Plat Book 6050, Page 411, said Register's Office.

Restrictions of record in Book 7965, Page 754, said Register's Office.

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

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 701 Ridgeview 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 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 my hand this 22nd day of May, 2012.

Randy L. Reed

State of Tennessee
County of Williamson

Personally appeared before me Randy L. Reed, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of May, 2012.

Notary Public Escrow Officer
My Commission Expires: 12/23/2014

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

LIMESTONE TITLE & ESCROW, LLC

After Recording Return To:
Limestone Title & Escrow, LLC
5409 Maryland Way, Suite 130
Brentwood, TN 37027