#20008 510064

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/01/13 10:38 3 pgs
Fees:18.00 Taxes:499.50
20131001-0102788

PHILIP ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,999.00

Lori Holloway
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF SEPTEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-23-16
(AFFIX SEAL)

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
William Scott Reigle and Becky Reigle	First Community Mortgage, Inc.	176-05-0-B-450.00
(NAME)	(NAME)	
5308 Sunnyvale Drive	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murfreesboro, TN 37129	
(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, Muhammad Qandil, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Scott Reigle and Becky Reigle, husband and wife, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Being Lot No. 140 on the Plan of Hickory Woods Estates, Section C, as of record in Plat Book 6900, page 885-887, of the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Muhammad Qandil, by deed of record in Instrument Number 20030722-0102599 Register's Office for Davidson County, Tennessee.
All matters as shown on Plan of Hickory Woods Estates of record in Plat Book 6900, page 885-887, Register's Office for Davidson County, Tennessee. Restrictive covenants of record in Amended and Restated Declaration of Covenants, Conditions and Restrictions for Hickory Woods and the By-Laws appended thereto, of record in Book 9678, page 187, and amended in Book 9764, page 44, and amended in Book 11180, page 802, said Register's Office; Amendment to the By-Laws of record in Instrument No. 20001207-0120450, said Register's Office; Hickory Woods Estates Rules and Regulations of record in Instrument No. 200110614-0062709 and in Instrument No. 20011015-0111957 as amended in Instrument No. 20031010-0150800, said Register's Office; Hickory Woods Estates Homeowners Association Architectural Review Committee expanded list of guidelines of record in Instrument No. 20010614-0062710, said Register's Office; Charter for Hickory Woods Estates Homeowners Association of record in Book 9680, page 319, said Register's Office. Quitclaim Deed to Hickory Woods Estates Homeowners Association for Open Space of record in Book 9786, page 923, said Register's Office; Sanitary Sewer Easements of record in Book 4435, page 20, Book 7145, page 614, Book 7145, page 618, Book 8169, page 564, Book 8169, page 571, Book 9790, page 311, said Register's Office; Gas Line Easement of record in Book 5897, page 209, said Register's Office; Tennessee Valley Association Electric Utility Easement of record in Plat Book 6900, pages 885-887, said Register's Office; Waterline Easement of record in Book 8169, page 579 and Book 8169, page 588, said Register's Office; Transmission Line Easement of record in Book 9632, page 973, said Register's Office.

unimproved ☒

This is improved ☐ property, known as 5308 Sunnyvale 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.

mcl

Witness my hand this 27th day of September, 2013.

Muhammad Qandil

STATE OF Rhode Island
COUNTY OF Providence

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Muhammad Qandil, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 27th day of September, 2013.

Commission expires:

Notary Public

09/27/13

ELIAS URIZAR
NOTARY PUBLIC
STATE OF RHODE ISLAND
MY COMMISSION EXPIRES JUNE 4, 2016

ELIAS URIZAR NOTARY PUBLIC STATE OF RHODE ISLAND

I, Philip Ellis, 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

State of Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 6/21/15.

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY