Davidson County DEEDWARR
Recvd: 07/10/14 15:42 3 pgs
Fees:18.00 Taxes:929.96
20140710-0060972

WARRANTY DEED

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Comm. Expires August 20, 2014

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $251,341.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of July, 2014.

Notary Public

MY COMMISSION EXPIRES: 8-20-14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
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
Qussay A. Al Janabi	Stonegate Mortgage Co.	163020B01300CO
(NAME) 148 Took Drive	(NAME) 9190 Priority Way West Dr. Suite 200	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Indianapolis IN 46240	
(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, **Landmark Homes of Tennessee, Inc**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Qussay A. Al Janabi and Mohammed Al Janabi**, 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. 13, on the plan of First Amendment, Berkeley Hall, Phase Five, Section One of Hickory Highlands PUD, of record in Instrument 200507060077601, as amended in Instruments 200507250086047 and 200507250086048 and ratified and adopted in Instrument 200509230114416, said Register's Office, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Landmark Homes of Tennessee, Inc. by Warranty Deed dated 04/30/2013 from Gary Wisniewski of record in Instrument 201305130047955, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 6900, Page 562, Instrument 200507060077601, Instrument 200507250086047, Instrument 200507250086048, Instrument 200509230114416, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Instrument 200610310135165, said Register's Office.
Easement of record in Book 1207, Page 530, said Register's Office.
Right of Way Easement of record in Book 1784, Page 300, Book 2105, Page 428, and Book 2905, Page 439, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7031, Page 51; Book 7453, Page 445 and in Book 7453, Page 460, said Register's Office.
Deed of Conveyance of record in Book 7597, Page 679, said Register's Office.
Anchor Easement of record in Book 10319, Page 987, said Register's Office.
Stormwater Detention Agreement of record in Instrument 200403030023979, said Register's Office.
Quitclaim Deed to the Homeowner's Association of record in Instrument 200906230058289, said Register's Office.

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 148 Took 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 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 8th day of July (CC), 2014.

LANDMARK HOMES OF TENNESSEE, INC

7/8/14

Gary M. Wisniewski
President

State of Tennessee
County of Wilson

Personally appeared before me, a notary public in and for the state and county aforementioned, Gary M. Wisniewski with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be President of Landmark Homes of Tennessee, Inc and that he/she/they as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by him/herself as President.

WITNESS my hand and seal this 8th day of July, 2014.

Cassi Clark
Notary Public
My Commission Expires: 5/19/18

CASSI CLARK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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

True Copy Certification

I, Kristian Short, 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 Davidson

Personally appeared before me, Rita B Mitchell a notary public for this county and state, Kristian Short who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell
Notary's Signature

My Commission Expires: 1-5-2016
Notary' Seal (if on paper)

RITA B. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.