Davidson County	DEEDWARR
Recvd: 07/11/14 15:20	2 pgs
Fees:13.00 Taxes:562.40	
20140711-0061423	

Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

2 of 2

WARRANTY DEED

SUSAN L. HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,000.00 152,000.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 8/11/2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Moumn Khair	US Bank	163 07 0A 134.00CO
(NAME)	(NAME)	
1851 Wild Oaks Court	9321 Olive Blvd	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	St. Louis, MO, 63132	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Ridgeview Properties, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Moumn Khair, and Marina Makar, 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:

Land in Davidson County, Tennessee, being Lot No. 134 on the Final Plat of Ridgeview UDO, Phase One, of record in Instrument No. 20080603-0056596, as amended in Final Plat Resubdivision of Lots 1-11; 61-66, 76-95 and 102-132 Ridgeview UDO Phase One, of record in Instrument No. 20120807-0070420, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

BEING the same property conveyed to Ridgeview Heights, LLC by deed from Ridgeview Properties dated September 30, 2005, of record in Instrument No. 20050930-0118007, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Pinnacle National Bank by deed from James C. Cotey, Successor Trustee dated September 29, 2006, of record in Instrument No. 20110830-0067109, correction of Instrument No. 20100524-0039832, Register's Office for Davidson County, Tennessee. Being a portion of the same property conveyed to PNB Holding Co. 2, Inc., a Tennessee corporation by Quitclaim Deed from Pinnacle National Bank dated December 27, 2011, of record in Instrument No. 20111228-0101445, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Ridgeview Properties, LLC, a Tennessee Liability Company by deed from PNB Holding Co. 2, Inc., a Tennessee corporation dated June 18, 2013, of record in Instrument No. 20130619-0063027, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☑ property, known as 1851 Wild Oaks Court, Antioch, TN 37013

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, has 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.

Witness our hands this **8th** day of **July, 2014**

Ridgeview Properties, LLC
By:
Charles Galinango

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Charles Galinango, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Managing Member and is authorized to execute the instrument on behalf of Ridgeview Properties, LLC, the within named bargainor, and that he/she as such Managing Member executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as managing member.

Witness my hand and official seal, this **8th** day of **July, 2014**

SUSAN L. HEITMEIER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My commission expires: 8/29/2014

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am 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.

Connie Buchanan
Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss
Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 18, 2017