WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140066587 DEEDWARR
Recvd: 09/08/14 10:09 2 pgs
Fees:13.00 Taxes:418.10
20140908-0081933

14NT00312

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $113,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 12TH DAY OF AUGUST, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES 5-3-16

TRUDIE S. WESTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-R6430 ROLAND

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jason Roland	Same Jason Roland	162-03-0-250.00
612 Saint Cloud Drive	612 Saint Cloud	
Antioch, TN 37013	Antioch, TN 37013	

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 ACKNOWLEDGE, WE,

MUSSA M. SALEH, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JASON ROLAND, UNMARRIED

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 47, SECTION 1, HAYWOOD HILLS, as shown on plat of record in Plat Book 4460 (erroneously referred to as 4450 in Deed of Acquisition), Page 156, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mussa M. Saleh and wife, Nawal H. Abdullah by Warranty Deed from Anthony C. Hager, unmarried, recorded on the 13th day of June, 2002 in Instrument No. 20020613-0072028, in the Register's Office of Davidson County, Tennessee. Nawal H. Abdullah also being known as Nawal H. Salah. Nawal H. Salah, having since died, her interest in said property be vested in Mussa M. Saleh as the surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 1, HAYWOOD HILLS, as recorded in Plat Book 4460, Page(s) 156, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4691, Page 667, amended in Book 4851, Page 461 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property known as 612 Saint Cloud Drive, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 My hand on the 12th day of August, 2014.

Mussa M. Saleh by: _____, Attorney in Fact

Mussa M. Saleh

By: J. Carlton Drumwright, Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in a for said County and State, personally appeared J. Carlton Drumwright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Mussa M. Saleh for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Mussa M. Saleh.

Witness my hand and official seal at Franklin, Tennessee, this 12th day of August, 2014.

_____
Notary Public

My Commission Expires: _____

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Dec 20, 2015

File #: 14-R6430 ROLAND

RECORD & RETURN TO:

VANDERPOOL, PEARMAN & DRUMWRIGHT

256 SEABOARD LANE, SUITE G104

FRANKLIN, TN 37067