BILL GARRETT, Davidson County
Trans: T20150043443 DEEDWARR
Recvd: 06/03/15 11:12 2 pgs
Fees: 13.00 Taxes: 523.55
20150603-0051739

WARRANTY DEED

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $141,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 26TH DAY OF MAY, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 8-11-16

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1192B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Mohsen Seif and Lobna Aziz		149-01-0B-116.00-CO
4600 Billingsgate Rd		
Antioch, TN 37013		

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,

JOYCE ELAINE SANDSON, MARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MOHSEN SEIF AND LOBNA AZIZ

HEREINAFTER CALLED THE GRANTEE(S), 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. 225 on the Plan of Phase III, Piccadilly Square of record in Plat Book 6250, Page (s) 892 through 894, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joyce Elaine White, an unmarried woman by Warranty deed from Alan Dain Copeland and Leslie A. Copeland, husband and wife of record in Instrument No. 20060425-0047244 Register's Office for Davidson County, Tennessee, dated April 21, 2006 and recorded on April 25, 2006. Joyce Elaine White having since married and now known as Joyce Elaine Sandson.

Luther Sandson joins in the execution of this instrument for the purpose of conveying his interest, marital or otherwise, in the above described property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6250, Page (s) 892 through 894 inclusive, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6246, Page 680, amended in Book 6295, page 506, Book 6295, page 520, Book 6295, page 534, Book 6300, page 409, Book 6306, page 833, Book 6355, page 322, Book 6496, page(s) 100, 107 and 114, Book 6518, page(s) 184, 190, Book 6830, page 739, Book 8081, page 329 and Book 8083, page 386, Register's Office for Davidson County, Tennessee.

Charter for Piccadilly Square Homeowners Assn., Inc. of record in Book 7288, Page 963, Articles of Incorporation of record in Book 6236, page 703, Book 6295, pages 548, 556 and 564 and Book 6300, page 423, and By-laws for Piccadilly Square HOA, Inc. of record in Book 6236, page 708, Book 6295, pages 572, 580 and 588 and Book 6300, page 431, in the Register's Office for Davidson County, Tennessee.

Easements of record in Book 6186, Page 238, Book 6251, page 616, Book 7883, page 280, Book 6298, page 49 and Book 10435, page 902, in the Register's Office for Davidson County, Tennessee.

Storm water detention agreement of record in Book 6782, Page 518, in the Register's Office for Davidson County, Tennessee.

Conveyance of open space of record in Book 6496, Page 99 and Book 7778, page 366, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance of record in Book 7748, Page 432 and Book 7748, Page 478, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 4600 Billingsgate Rd, 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 26th day of May, 2015.

Joyce Elaine Sandson

Luther Sandson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, JOYCE ELAINE SANDSON AND LUTHER SANDSON, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 26th day of May, 2015.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 15-1192B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027