(1)

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-26086

WARRANTY DEED

WILLIAMSON COUNTY
STATE OF TENNESSEE
NOTARY PUBLIC
DONALD R. BARRETT, JR.

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of June, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/22/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jahed Kamal	Jahed Kamal	182-00-0-080-00
(NAME)	(NAME)	
13371 Old Hickory Boulevard	474 Obisidian Way	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Clayton, CA 94517	
(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, we, **Cathy Myatt and Jonathan Huettig**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jahed Kamal, an unmarried man** , 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 the 5th Civil District of Davidson County, Tennessee, described according to a survey by E. L. Miller and Co., Surveyors, dated May 12, 1970, as follows:

Beginning at a point in the center line of Old Hickory Blvd. at the northeast corner of the Edwards property; thence N. 51 degrees 55 minutes E. 238 feet along said center line to a point; thence continuing N. 45 degrees 25 minutes E. 203.5 feet along said center line to a point; thence S. 83 degrees 30 minutes E. 60 feet to a point; thence S. 4 degrees 00 W 675 feet to a corner post; thence N. 86 degrees 50 minutes W. 56.3 feet to a concrete monument; thence N. 36 degrees 40 minutes W. 484 feet to the point of beginning and containing 3.3 acres, more or less.

Being the same property conveyed to Cathy Myatt and Jonathan Huettig by Warranty Deed from Willar Grace Harris, dated 4/16/2015, recorded 4/22/2015 of record in Instrument No. 20150422-0035984, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2015 and subsequent years, a lien not yet due and payable.
Sewer Letter executed by Metropolitan Board of Health against Archer Herschel Harris, of record in Book 5461, Page 928, in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans: T20150044344 DEEDWARR
Recvd: 06/05/15 10:49 2 pgs
Fees: 13.00 Taxes: 296.00

20150605-0052841

File No.: 01288-26086
SMG TN Warranty Deed

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 13371 Old Hickory Boulevard, 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 our hands this 3rd day of June, 2015.

Cathy Myatt

Jonathan Huettig

State of Tennessee
County of Williamson

Personally appeared before me Cathy Myatt and Jonathan Huettig, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 3rd day of June, 2015.

Notary Public
My Commission Expires: 8/27/17

WILLIAMSON COUNTY
DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC

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Brentwood, TN 37027