WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M151829

JESSICA LASCELLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2015

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $285,500.00.

Affiant

Subscribed and sworn to before me, this 14th day of September, 2015.

Notary Public

My commission expires:

BILL GARRETT, Davidson County
Trans:T20150078718 DEEDWARR
Recvd: 09/16/15 11:38 2 pgs
Fees:13.00 Taxes:1056.35
20150916-0093947

THIS INSTRUMENT PREPARED BY
Keith H. Solomon, Esquire
Solomon | Parks Title & Escrow, LLC
4025 Hillsboro Road # 601
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Sadeeq Sindi and Abdulsamad R. Sindi	**Sadeeq Sindi and Abdulsamad R. Sindi**	**Map\Parcel: 173-09B-072.00CO**
2509 Burnt Pine Court	**2509 Burnt Pine Court**	
Antioch, TN 370134465	**Antioch, TN 370134465**	

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,

Arthur N. McGillem, married

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

Sadeeq Sindi and Amira Sindi, husband and wife, an Abdulsamad R. Sindi, a married person, as joint tenants with rights of survivorship

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. 279 on the Plan of Section Two, Barnes Cove, RS10 Cluster Lot Subdivision, of record in Instrument No. 20040604-0065966, 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 Arthur N. McGillem and wife, Kiku N. McGillem by Warranty deed from Great Southern Homes, Inc. of record in Instrument No. 20070221-0021305, Register's Office for Davidson County, Tennessee, dated February 09, 2007 and recorded on February 21, 2007. The said Kiku N. McGillem having since died leaving Arthur N. McGillem as surviving tenant by the entirety. Chu McGillem, hereby joins in to convey any and all martial interest he may have in this property.

Being also known as 2509 Burnt Pine Court Antioch, TN 37013.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes which have been prorated or paid and assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

Subject to all matters shown on the Plan of record as Instrument Number 20040604-0065966, Register's Office of Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20021217-0155806, as amended in Instrument No. 20040429-0048624, and Instrument No. 20110720-0055565, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is

exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
Charter for Barnes Cove Homeowners Association of record in Instrument No. 20021217-0155805, in the Register's Office for Davidson County, Tennessee.
Public Right of Way Easement of record in Book 5215, Page 482, in the Register's Office for Davidson County, Tennessee.
Easement for Ingress and Egress of record in Book 5385, Page 986, in the Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Instrument No. 20030529-0072603, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20020201-0014182, and Instrument No. 20040413-0041473, in the Register's Office for Davidson County, Tennessee.
Quitclaim Deed to convey Open Space of record in Instrument Number 20130610-0058651, 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 improved property known as 2509 Burnt Pine 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 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 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/our hand(s) this 14th day of September, 2015.

Arthur N. McGillem

Chu McGillem

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public of said County and State, Arthur N. McGillem **and Chu McGillem** the within named grantors, with whom I am personally acquainted (or who proved to me his/her/their identity on the basis of satisfactory evidence), and who acknowledged that they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of September, 2015.

Notary Public

My Commission Expires: 1-8-19