WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of September, 2015.

Notary Public

MY COMMISSION EXPIRES: May 23, 2016 (AFFIX SEAL) 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
Memorial Title, LLC, 2630 Memorial Blvd., Ste 203, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alaa Saadalla	U.S. Bank	151100A00100CO
(NAME)	(NAME)	
7500 West Winchester Drive	4801 Frederica St.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Owensboro, KY 42301	
(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, I, **Zackquill Smith, as sole owner**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Alaa Saadalla, a single man**, hereinafter called the GRANTEE(S), his heirs and/or 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. 1, on the plan of Phase 1, Villages of Long Hunter P.U.D., of record in Instrument 200101230006894, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Zackquill Smith, as Sole Owner by Warranty Deed dated 10/31/2006 from Yolanda D. Hymon of record in Instrument 200611220145302, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1. All matters as set forth per plat of record in Instrument 200101230006894; 2. Declaration of Covenants, Conditions and Restrictions of record in Instrument 200105310056382, as amended of record in Instrument 200311110164945; 3. All matters set out in document including but not limited to an Easement of record in Book 1115, Page 302 and Book 1101, Page 457; 4. Grant of Transmission Line Easement of record in Book 2338, Page 466; 5. Declaration of Taking of record in Book 4446, Page 423; 6. All matters set out in document including but not limited to an Easement of record in Book 4535, Page 351; 7. Agreement for Dedication of Easement of record in Book 8197, Page 288; 8. Corporation Conveyance of Easement of record in Book 9661, Page 919; 9. Grant of Easement of record in Instrument 200009060088271 and Instrument 200009060088272; 10. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument 200010300107415; 11. All matters set out in document including but not limited to an Easement of record in Instrument 200105310056383; 12. Stormwater Detention Agreement of record in Instrument 200207180086411; 13. Charter of the Homeowner's Association of record in Instrument 200105310056381, said Register's Office.

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.

Davidson County DEEDWARR
Recvd: 09/21/15 08:57 3 pgs
Fees:18.00 Taxes:465.46
20150921-0095357

unimproved ☐

This is improved ☑ property, known as 7500 West Winchester Drive, 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), his 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), his 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 my hand this 16th day of September, 2015.

Zackquill Smith

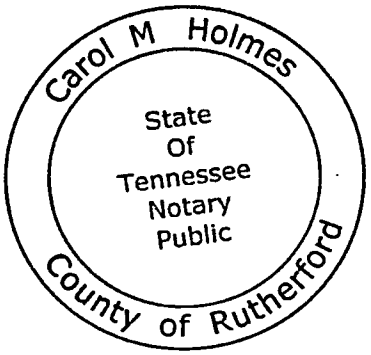
State of Tennessee
County of Rutherford

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

WITNESS my hand and seal this 11th day of September, 2015.

Notary Public Carol M. Holmes
My Commission Expires: May 23, 2016

RETURN TO:
Memorial Title, LLC
2630 Memorial Blvd., Ste 203
Murfreesboro, TN 37129



I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-5-2018

CARL E. DUNPHY, II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE