BILL GARRETT, Davidson County
Trans:T20150096312 DEEDWARR
Recvd: 11/12/15 12:31 2 pgs
Fees:13.00 Taxes:599.40
20151112-0114994

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Mohammed Al Atraqchie
Lacey L. McCluskey
669 Coneflower Trail
Antioch, TN 37013-1979

SEND TAX BILL TO:

MAP/PARCEL 150-15B-054.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Jimmy L. Gregg and wife, Crystal Gregg,** has this day bargained and sold, and does hereby transfer and convey unto **Mohammed Al Atraqchie and Lacey L. McCluskey, ~~husband and wife~~,*** certain land situated in Davidson County, Tennessee, being more particularly described as follows: *tenants in common w/ ROS

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Edison Park (formerly Painter) "Cluster Lot Subdivision" of record in Instrument No. 20060726-0090090, 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 Jimmy L. Gregg, a married man by Warranty deed from Harvest Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20080428-0043237 Register's Office for Davidson County, Tennessee, dated April 23, 2008 and recorded on April 28, 2008.

Crystal Gregg, the spouse of Jimmy L. Gregg, joins in this conveyance to convey any and all right, title, or interest she may have in the above described property by virtue of being the spouse of Jimmy L. Gregg.

This is improved property known as: **669 Coneflower Trail, Antioch, Tennessee 37013.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2015 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record

in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Instrument No. 20060726-0090090, and restrictions in Instrument No. 20060831-0107891, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 6th day of November, 2015.

Jimmy L. Gregg

Crystal Gregg

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Jimmy L. Gregg and Crystal Gregg,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 6th day of November, 2015.

NOTARY PUBLIC

My Commission Expires: _____

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires December 5, 2017

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual value or consideration, whichever is greater, for this transfer is $162,000.00.

AFFIANT

Subscribed and sworn to before me this the ~~6th~~ 9th day of November, 2015.

NOTARY PUBLIC

My Commission Expires: SEP 2 0 2016

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

File No: 158863

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066