WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/19/15 15:28 3 pgs
Fees:18.00 Taxes:555.00
20151119-0117606

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$150,000.00.**

Affiant

GREG FAIRBANKS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

Subscribed and sworn to before me this 16th day of NOV, 2015.

Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Soliman R. Salib	US Bank N.A.	165130A14600CO
3961 Pepperwood Drive	3180 Rider Trail South	
Antioch, TN 37013	Earth City, MO 63045	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Georgia Evans, married**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Soliman R. Salib and Mariam Matar husband and wife,**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 442 on the Plan of Peppertree Forest, Section Nine, P.U.D. of record in Plat Book 7900, Page 760, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Georgia Evans by Warranty Deed from Tommy M. Glover and wife, LeAnna F. Glover dated 10/30/15 and found of record in Instrument Number 20151103-0111910, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 7900, Page 760, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 8757, Page 607; Book 9004, Page 514; Book 9157, Page 711; Book 9287, Page 698; Book 9455, Page 801; Book 9664, Page 162; Book 9036, Page 719; Book 8367, Page 501 and Book 7987, Page 736, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 8757, Page 623, Register's Office for Davidson County, Tennessee.
- Charter of record in Book 8757, Page 639, Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20070814-0097010, Register's Office for Davidson County, Tennessee.
- This property has been used by the Grantor as a residence, personal, marital or otherwise.

This is improved property known as: **3961 Pepperwood Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 November 13, 2015.

Georgia Evans

Georgia Evans

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Georgia Evans** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 13, 2015

My commission expires 11-6-17

Notary Public

JENNIFER R. PIERCE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, Connie Taylor, do hereby make oath that I am 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.

Connie Taylor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Greg Fairbetter, a notary public for this count and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires:

11/06/2017