BILL GARRETT, Davidson County
Trans:T20160021503 DEEDWARR
Recvd: 03/16/16 11:02 2 pgs
Fees:13.00 Taxes:554.82
20160316-0024951

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $149,951.00

Aisha Hall
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 14TH DAY OF MARCH, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 5/23/16

TONJA COX NOTARY PUBLIC STATE OF TENNESSEE HERFORD COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1605B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Sarmad Z. Laak	U.S. Bank. N.A.	162-12-0A-048.00-CO
304 Brittany Park Place	1125 Murfreesboro Rd.	
Antioch, TN 37013-3676	Nashville, TN 37217	

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,

STEFANIE GALUE, MARRIED*

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SARMAD Z. LAAK AND MANAL K. KHDHER, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), 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. 48 on the Plan of Final Plat Brittany Park, Phase II of record in Plat Book 9700, Page 796, 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 Stefanie Harris by Warranty deed from Charlene Renee Pirolo (erroneously referred to as Charlene Rene Pirolo) of record in Instrument No. 20080520-0051690 Register's Office for Davidson County, Tennessee, dated May 08, 2008 and recorded on May 20, 2008. Stefanie Harris having since married and now being known as Stefanie Galue.

*Eduardo Galue joins in the execution of this instrument for the purpose of conveying his interest, marital or otherwise, in the above described property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 9700, Page 796, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Boundary Plat of record in Plat Book 7900, Page 998, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10016, Page 870, as amended in Book 10772, page 988, Book 11398, page 4 and Instrument No. 20021025-0130771, Register's Office for Davidson County, Tennessee.

Charter of Brittany Park Subdivision Homeowners' Association of record in Book 10016, Page 900, in the Register's Office for Davidson County, Tennessee.

Deed for Open Space/Common Area of record in Book 10021, Page 60, Book 10789, page 173 and 11398, page 193, in the Register's Office for Davidson County, Tennessee.

Agreement of record in Book 9938, Page 753, in the Register's Office for Davidson County, Tennessee.

Easements of record in Book 4202, Page 787, Book 8113, Page 849 and Book 8128, Page 92, in the Register's Office for Davidson County, Tennessee.

Easement of record in Book 7968, Page 191, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 8174, Page 198, and in Book 9938, Page 753, in the Register's Office for Davidson County, Tennessee.

Restrictions of record as Instrument Number 20080520-0051690 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 property known as 304 Brittany Park Place, Antioch, TN 37013-3676

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 in 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 hand on the 14th day of March, 2016.

Stefanie Galue

Eduardo Galue

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, STEFANIE GALUE AND EDUARDO GALUE, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 14th day of March, 2016.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 15-1605B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027