WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of April, 2016.

Notary Public

MY COMMISSION EXPIRES: 9-12-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kanar Y. Yassin	Kanar Y. Yassin	
(NAME)	(NAME)	
802 Churchill Crossing	802 Churchill Crossing	034030B80200
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 04/11/16 08:28 3 pgs
Fees:18.00 Taxes:333.00
20160411-0034104

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, we, **Connie A. Gray, a single woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Kanar Y. Yassin and Husband, Farhad K. Yassin, as tenants by the entireties**, hereinafter called the GRANTEE(S), their 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 Unit No. 802, on the plan of Phase 4 - Building 8, Churchill Crossing Condominiums, a Horizontal Property Regime, filed as Exhibit to and established by the Master Deed and Bylaws of record in Book 7792, Page 915, as amended in Book 7804, Page 616; Book 7845, Page 540; Book 10635, Page 110; Book 10996, Page 199 and Instrument No. 200508290103075, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description of said Unit.

Being the same property conveyed to Connie A. Gray, a single woman by Warranty Deed dated 11/30/2009 from Dora A. Jones of record in Instrument 200912020110134, Register's Office for Davidson County, Tennessee.

All matters set out on Plat Book 7900, Page 25, said Register's Office. Master Deed and Bylaws of record in Book 7792, Page 915, as amended of record in Book 7804, Page 616; Book 7845, Page 540; Book 10635, Page 110; Book 10996, Page 199, and Instrument 200508290103075, said Register's Office. Articles of Amendment to the Charter of Churchill Crossing Condominiums Homeowner's Association, Inc. of record in Book 7788, Page 924, said Register's Office. This conveyance is subject to any and all existing easements and restrictions of record.

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.

unimproved ☐

This is improved ☑ property, known as 802 Churchill Crossing, Madison, TN 37115
(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), their 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), their 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 7th day of April, 2016.

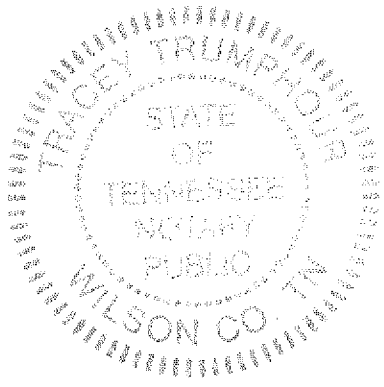
Connie A. Gray

State of Tennessee
County of Wilson

Personally appeared before me Connie A. Gray, 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 7th day of April, 2016.

Notary Public
My Commission Expires: 8.14.17



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry, 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.

Kimie Perry
Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Liz Jones
Notary's Signature

My Commission expires: 8-14-17
Notary Seal (if on paper)

