BILL GARRETT, Davidson County
Trans:T20160032185 DEEDWARR
Recvd: 04/19/16 15:45 2 pgs
Fees:13.00 Taxes:584.60
20160419-0037967

ELIZABETH LEONBERGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 22, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 158,000.00

Neama K Nazeer
Affiant

Subscribed and sworn to before me, this 15th day of April, 2016.

Notary Public

My commission expires: 12.22.19

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Neama K. Nazeer **Romany R. Arsalyos**	**US BANK, NATIONAL ASSOCIATION**	**148080A01200CO**
917 Aldwych Court	**3180 RIDER TRAIL SOUTH**	
Antioch, TN 37013	**EARTH CITY, MO 63045**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Craig D. Frailey, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Neama K. Nazeer and Romany R. Arsalyos, wife and husband

HEREINAFTER CALLED THE GRANTEES, 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. 12 on the Plan of Quiet Creek, Phase One, of record in Instrument No. 20020628-0078282, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Craig D. Frailey, unmarried, from Erica L. Smith, unmarried, by Warranty Deed dated November 15, 2007 and of record in Instrument No. 20071126-0136938, Register's Office for Davidson County, Tennessee. Craig D. Frailey is now married. Subject property was never the sole principal residence of grantor's spouse, heirs or assigns.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 917 Aldwych Court, Antioch, TN 37013.

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, their heirs and assigns forever; and we do covenant with 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/our hand(s) this 13 day of April, 2016.

Craig D. Frailey

HEATHER WALTERS · NOTARY PUBLIC · STATE OF OHIO · MY COMM. EXP. MAY 22, 2019

STATE OF OH IO
COUNTY OF DELAWARE

Personally appeared before me, a Notary Public of said County and State, Craig D. Frailey, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13 day of April, 2016.

Notary Public

My Commission Expires: May 22, 2019

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