#11090

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

# WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

BILL GARRETT, Davidson County
Trans: T20160077302 DEEDWARR
Recvd: 09/02/16 13:22 2 pgs
Fees: 13.00 Taxes: 562.40

20160902-0092683

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$152,000.00.**

Affiant

Subscribed and sworn to before me this 30th day of August, 2016

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: |
|---|---|---|
| Romany Ayyoub | US Bank N.A. | 150-11-0-250.00 |
| 3524 Seasons 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, **Mohsen Hanna, married and Kristin Sharaby, unmarried, joint tenants with right of survivorship**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Romany Ayyoub, a married man**, his 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 337, on the Plan of SOMERSET, PHASE 1, as shown on plat of record in Plat Book 6900, Pages 690 & 691, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.**

**Being the same property conveyed to Mohsen Hanna, married and Kristin Sharaby, unmarried, joint tenants with right of survivorship from Stephanie C. Marshall, married by Warranty Deed on September 8, 2006, of record in Instrument Number 20060919-0115855, 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 6900, Pages 690 and 691, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions of record in Book 7619, Page 647, as amended in Book 7657, Page 583, Book 7675, Page 923, Book 8708, Page 630, Book 7776, Page 826, Book 8201, Page 770, Book 8663, Page 384, Book 9036, Page 326, Book 9065, Page 744, Book 9072, Page 572, Book 9245, Page 332, Book 9696, Page 654, Book 10404, Page 641, and Instrument No. 20060405-0039162, Register's Office for Davidson County, Tennessee.
- By-Laws of Hardison Hills Homeowner's Association, Inc., of record in Book 7619, Page 679, as amended in Book 9509, Page 363, and Book 9647, Page 472, and Instrument No. 20090513-0044145, Register's Office for Davidson County, Tennessee.
- Charter of Somerset Homeowner's Association, Inc., of record in Book 7661, Page 37, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **3524 Seasons 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 August 30, 2016.

Mohsen Hanna
**Hanna Mohsen**

Kristin
**Kristin Sharaby**

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mohsen Hanna, married and Kristin Sharaby** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 30, 2016

Notary Public

My commission expires 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE