Davidson County DEEDWARR
Recvd: 09/13/16 08:47 3 pgs
Fees:18.00 Taxes:691.90

20160913-0095945

WARRANTY DEED

JACKIE MALONE
STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of September, 2016.

Notary Public

MY COMMISSION EXPIRES: 04.03.2020

(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
Happy S. Mansour	Regions Mortgage	
(NAME)	(NAME)	
3101 Penn Meade Way	2050 Parkway Office Cir	052-13-0B-249.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Tiffany J. Smith-Martin and Jason Martin, Wife and Husband**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Happy S. Mansour and Amal F. Assad, Husband and Wife**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
Being Lot 14, on the Plan of River Glen, Phase 5, Section 2, as of record in Instrument Number 20031006-0147480, Register's Office of Davidson County, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tiffany J. Smith, a single woman by Warranty Deed dated 05/29/2009 from Daryl Spicer, married man and Brian Oldham, married of record in Instrument 20090603-0051391, Register's Office for Davidson County, Tennessee.

The said Tiffany J. Smith having since married is now known as Tiffany J. Smith-Martin. Tiffany J. Smith and Tiffany J. Smith Martin are one in the same person. The said Jason Martin joins in this conveyance to waive any and all rights in said property.

All matters as set forth per Book 6900, Page 650, Book 6900, Page 651, Book 6900, Page 671, Instrument 200310060147480, said Register's Office. Declaration of Covenants, Conditions and Restrictions of record in Instrument 200204250051349, said Register's Office. Master Deed of record in Book 7566, Page 571, said Register's Office. Said Masterdeed was amended of record in Instrument 200409150111299, said Register's Office. Easement of record in Book 11030, Page 731, said Register's Office. Easement of record in Book 3961, Page 681, said Register's Office. Easement of record in Book 7061, Page 196, said Register's Office. Easement Agreement Easement of record in Book 7296, Page 484, said Register's Office. Stormwater Detention Agreement Easement of record in Instrument 200108160088874, said Register's Office. Charter of record in Book 8069, Page 158, said Register's Office. Charter of record in Instrument 200204250051348, said Register's Office. Resolution of record in Instrument 200409150111301, 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 3101 Penn Meade Way, Nashville, TN 37214
(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), 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), 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 our hands this 12th day of September, 2016.

Tiffany J. Smith-Martin

Jason Martin

State of Tennessee
County of Wilson

Personally appeared before me Tiffany J. Smith-Martin and Jason Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12th day of September, 2016.

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

True Copy Certification

I, Christi M. Johnston, 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.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Gail Hudson[Name of Notary], a notary public for this county and state, Christi M. Johnston[Name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

GAIL HUDSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-20-2023

My Commission Expires: _____

{Notary' Seal}