Davidson County	DEEDWARR
Recvd: 11/23/16 14:30	3 pgs
Fees:18.00 Taxes:801.05	
20161123-0123986	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $216,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of November, 2016.

Notary Public

MY COMMISSION EXPIRES: 4/24/2019

(AFFIX SEAL)

DOLORES E. BROWN — STATE OF TENNESSEE NOTARY PUBLIC — COUNTY OF SUMNER — My Comm. Expires April 24, 2019

NAT - 166454

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 831 Needham Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Waleed Barwary	Movement Mortgage, LLC	
(NAME)	(NAME)	
6105 Bent Wood Drive	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Virginia Beach, VA 23452	Map/Parcel 164130A00900CO
(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, **Jarrett P. Dyson and Shauna N. Dyson,husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Waleed Barwary, married, and Nihad Waleed Saeed, unmarried**, hereinafter called the GRANTEE(S), its successors 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 Lot No. 9 on the Plan of Phase Two, Treehaven, as of record at Instrument No. 200001120004272, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Shauna N. Dyson and Jarrett P. Dyson, wife and husband, as tenants by the Entirety by Warranty Deed dated 08/14/2009 from John M. Trentacoste of record in Instrument 200908210078807, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record. This conveyance is also subject to all matters as set forth per plat in Instrument 200001120004272, Restrictions of record in Book 10419, Page 154 ,Restrictions of record in Book 11430, Page 527, and Restrictive Covenants and Homeowners' Association Applying to the subdivision named of record in Book 11588, Page 484, said Register's Office.

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 6105 Bent Wood Drive, Antioch, TN 37013
(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), its successors 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), its successors 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 our hands this 18th day of November, 2016.

Jarrett P. Dyson

Shauna N. Dyson and Jarrett P. Dyson, by Attorney-in-Fact
Shauna N. Dyson
by: Jarrett P. Dyson, Attorney-in-Fact

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jarrett P. Dyson the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 18th day of November, 2016.

Notary Public
My Commission Expires: 9/18/19

Tammy McCauley State of Tennessee Notary Public Rutherford Co., TN

State of Tennessee
County of Rutherford

On this 21st day of November, 2016, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Jarrett P. Dyson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Shauna D. Dyson, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instruction # 20161123-0123985, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 21st day of November, 2016.

Notary Public
My Commission Expires: 9/18/19

Tammy McCauley State of Tennessee Notary Public Rutherford Co., TN

RETURN TO:
Stewart Title Company Tennessee Division
831 Needham Drive
Smyrna, TN 37167

True Copy Certification

I Maxwell Coyle, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Maxwell Coyle

State of Tennessee/County of Willamson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Maxwell Coyle, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith Commission Expires 4-24-2018

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018