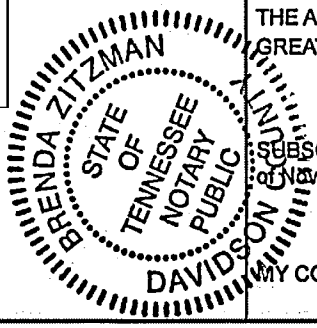
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/02/16 08:55 3 pgs
Fees:18.00 Taxes:2271.80
20161202-0126390



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $614,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2016.

Notary Public

MY COMMISSION EXPIRES: 11-6-2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Elias Haddad	NEW OWNER	116-09-0-062.00
(NAME)	(NAME)	
5953 Sedberry Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **William R. Link Penny Matthews Link, husband and wife,**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Elias Haddad and Tracy Haddad, 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:

Land in Davidson County, Tennessee, Being all of Lot 319 on the Plan of Hillwood Estates, Section 12, of record in Plat Book 2663, Page 109, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to William R. Link and wife, Sherry F. Link by Warranty Deed from William R. Pettersen and wife, Ruth S. Pettersen, dated 12/01/1980, recorded 12/03/1980, of record in Book 5685, Page 701, in the Register's Office for Davidson County, Tennessee. The said Sherry F. Link has since deceased on December 27, 2006.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2017 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 2663, Page 109, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6416, Page 913, in the Register's Office for Davidson County, Tennessee.

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 5953 Sedberry Road, Nashville, TN 37205
(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 30th day of November, 2016.

William R. Link By: Banks Link as his attorney-in-fact
William R. Link

Penny Matthews Link By: Banks Link as her attorney-in-fact
Penny Matthews Link

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Banks Link, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who proved himself to be the attorney in fact of William R. Link and Penny Matthews Link and who being authorized to do so acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of November, 2016.

Notary Public
My Commission Expires: 8/29/17

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

DONALD R. BARNETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, 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 Davidson

Personally appeared before me, Dianne R. Sims, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

DIANNE R. SIMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 9-11-17