BILL GARRETT, Davidson County
Trans:T20170029486 DEEDWARR
Recvd: 04/07/17 10:46 2 pgs
Fees:13.00 Taxes:861.73
20170407-0034209

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176064

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $232,900.00

X _____
Affiant

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

Subscribed and sworn to before me, this the 6th day of April, 2017.

_____
Notary Public
My Commission Expires: 2/25/20

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Salah Omar Adar S. Ali 4933 Alexis Drive Antioch, TN 37013	New Owner	173-4-A-156.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Phillip E Gilbertson and wife, Patricia A Gilbertson,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Salah Omar and Adar S. Ali, husband and wife**, 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. 156 on the Plan of Oak Highlands, Phase I, a Planned Unit Development, as of record in Plat Book 6900, pages 432-435, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Phillip E. Gilbertson and wife, Patricia A. Gilbertson by Warranty Deed from Yazdian Construction Company, Inc., a Tennessee corporation, dated December 10, 1999, recorded December 14, 1999, of record in Instrument No. 199912140302956, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 4933 Alexis Drive, Antioch, TN 37013

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons

whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of April, 2017.

X _____
Phillip E Gilbertson

X _____
Patricia A Gilbertson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Phillip E Gilbertson and Patricia A Gilbertson**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of April, 2017.

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

_____
Notary Public
My Commission expires: _____