Davidson County DEEDWARR
Recvd: 04/27/17 10:55 3 pgs
Fees:18.00 Taxes:1135.90
20170427-0041398

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $407000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 24TH DAY OF APRIL, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/10/21

LAURIE DAMEWOOD STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-3125N

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Lynn Simmons and Lisa Simmons		163-02-0B-085.00-CO
716 Frodo Ln.		
Antioch, TN 37013		

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,

AL SISI CONSTRUCTIONS INC., A TENNESSEE LIMITED LIABILTY COMPANY

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LYNN SIMMONS, AN UNMARRIED WOMAN AND LISA SIMMONS, AN UNMARRIED WOMAN, AS TENANTS IN COMMON

HEREINAFTER CALLED THE GRANTEE(S), 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. 35 on the Plan of First Amendment Berkeley Hall Phase Five-Section One of Hickory Highlands P.U.D of record in Plat at Instrument No. 20070621-0074238, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Al Sisi Constructions Inc., a Tennessee Corporation by Warranty deed from Fortuna Partners, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20140409-0029583 Register's Office for Davidson County, Tennessee, dated April 04, 2014 and recorded on April 09, 2014. (Value of consideration shown in aforementioned deed $100,000.00.) Being also known as 716 Frodo Ln. Antioch, Tennessee 37013.
Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the Commitment.
2. Rights of claims and parties in possession not shown by the public records.
3. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
4. Taxes or special assessments which are not shown as existing liens by the public records.
5. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
6. Easements or claims of easements not shown by the Public Records.
7. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.
8. Taxes for the year 2016, a lien not yet due and payable.
9. Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 561 and 562 and Instrument No. 20070621-0074238, Register's Office for Davidson County, Tennessee.
10. Subject to ROW of Frodo Lane
11. ROW Easement in favor of American Telephone and Telegraph Company of record in Book 1207, Page 530, in the Register's Office for Davidson County, Tennessee.

12. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20061031-0135165, as amended in Instrument No. 20070509-0055919 and Instrument No. 20140520-0043176, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

13. Homeowners Assessment of record in Instrument Number 20061127-0146331, in the Register's Office for DavidsonCounty, Tennessee.

14. Easement for Ingress and Egress of record in Instrument Number 20061117-0143185, in the Register's Office for DavidsonCounty, Tennessee.

15. Easement for Comcast of Nashville I, LLC of record in Instrument Number 20090721-0068096, in the Register's Office for DavidsonCounty, Tennessee.

16. Stormwater Detention Agreement of record in Instrument Number 20040303-0023979, in the Register's Office for DavidsonCounty, Tennessee.

17. Subject to rights of others in and to the common areas and/or elements.

This is property known as 716 Frodo Ln., Antioch, TN 37013

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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. 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 my hand on the 24th day of April, 2017.

Al Sisi Constructions Inc., a

BY: Samuel Riyad

President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Samuel Riyad, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of Al Sisi Contruction, LLC, the within named bargainor, a Tennessee limited liability company, and that Samuel Riyad as such President executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 24th day of April, 2017.

Laurie Damewood

Notary Public

My Commission Expires: 3/10/21

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File #: 17-3125N

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

