mail

Security Title & Escrow Company, LLC
1517 Hatcher Lane, Ste.A
Columbia, TN 38401

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Maury

The actual consideration or value, whichever is greater, for this transfer is $305,000.00.

Affiant

Subscribed and sworn to before me, this 12 day of June, 2017.

Notary Public

My commission expires: 3/21/18

STATE OF TENNESSEE NOTARY PUBLIC SWANNER MAURY COUNTY My Commission Expires MARCH 21, 2018

THIS INSTRUMENT PREPARED BY:
SolomonParks Title & Escrow, LLC
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Akram Amedi and Jgar Amedi	Same	150-12-0B-010.00-CO
6308 Mount View Rd		
Antioch, TN 37013		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Kenneth W. Nelson and Hildegard H. Nelson, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Jgar Amedi, an unmarried man and Akram S. Amedi, a married man, as tenants with rights of survivorship

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Final P.U.D. Plan, Re-Subdivision of Lots 1, 2, 10, 11, 12, 14, 15, 16, 24 & 25, Kensal Green, Section One of record in Plat Book 7900, Page 631, 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 Kenneth W. Nelson and wife, Hildegard H. Nelson by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, of record in Book 10157, Page 842, Register's Office for Davidson County, Tennessee, dated August 09, 1996 and recorded on August 15, 1996.

BILL GARRETT, Davidson County
Trans:T20170050715 DEEDWARR
Recvd: 06/14/17 10:08 2 pgs
Fees:13.00 Taxes:1128.50
20170614-0059578

SP 11/2015

This is improved property known as **6308 Mount View Rd, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows: all matters shown on the Plan of record in Plat Book 7900, Page 631 and Book 7900, Page 593, Covenants, Conditions and Restrictions of record in Book 7619, Page 647, as amended in Book 7657, Page 538, Book 8708, Page 630 and Instrument No. 20060405-0039162; and supplemented in Book 7776, Page 826, Book 8201, Page 770, Book 8663, Page 384, Book 9036, Page 326, Book 9065, Page 744, Book 9072, Page 572, Book 9245, Page 332, Book 9696, Page 654 and Book 10404, Page 641, By-Laws of Somerset Homeowners Association of record in Book 7619, Page 679, amended in Book 9509, Page 363; Book 9647, Page 472 and at Instrument No. 20090513-0044145, Charter of Somerset Homeowners Association, Inc. of record in Book 7661, Page 37, in the Register's Office for Davidson County, Tennessee and eal estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 31st day of May, 2017.

Kenneth W. Nelson

Hildegard H. Nelson

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, Kenneth W. Nelson and Hildegard H. Nelson, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 31st day of May, 2017.

Notary Public
My Commission Expires: Sept. 20, 2020

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SolomonParks File No. 7017136
557 Sam Ridley Pkwy
Smyrna, TN 37167