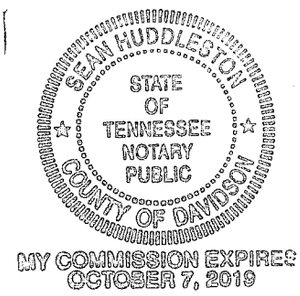
Davidson County DEEDWARR
Recvd: 06/20/17 12:38 3 pgs
Fees:18.00 Taxes:629.00
20170620-0061955

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
19th DAY OF June,2017.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 10/7/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 148
Emily Aldridge	New Owner	GROUP 15 0
529 Danley Court		PARCEL 082.00
Antioch, Tennessee 37013	,	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Mohammad H. Sayed, a married man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Emily Aldridge and Joey Aldridge, wife and husband

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. 38 on the Plat of Haywood Hills, Section 1, of record in Plat Book 4460, page 156, Register's Office for said County, described as follows:

Said Lot No. 38 fronts 37 feet on the North margin of Danley Court, and extends back 149.8 feet on the East line, and 118.8 feet on the Southwest line, to a line on the rear which is a broken line on which it measures 136.81 feet.

Being the same property conveyed to Mohammad H. Sayed, by deed from Capital Journey LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20160621-0062923, dated June 17, 2016 and being further corrected by Scrivener's Affidavit of record in Instrument No. 20170105-001218, Register's Office for Said County

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **529 Danley Court, Antioch, Tennessee 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, 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. 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 and official seal at office this 19th day of June, 2017.

Mohammad H. Sayed

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Mohammad H. Sayed, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of June, 2017.

NOTARY PUBLIC

My Commission Expires: February 25, 2019

MICHAEL K. MARRELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Nations Title Agency
404 BNA Drive
Building 200
Suite 307
Nashville, TN 37217

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Certificate of Authenticity

I, Edward A. Cooper, 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, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-5-18.

Notary's Seal (if on paper)

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY