STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July, 2017.

Notary Public
MY COMMISSION EXPIRES:
File No. G17-8916D

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans:T20170067063 DEEDWARR
Recvd: 08/03/17 14:33 2 pgs
Fees:13.00 Taxes:821.40
20170803-0079439

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1820 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Zakaria Moharib and Sbah Raadi, Husband and Wife (NAME)	NEW OWNER (NAME)	150-12-0C-062.00 CO
3556 Mount View Ridge Drive (STREET ADDRESS)	(STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Barbara J. Wise, Unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Zakaria Moharib and Sbah Raadi, 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. 14 on the FINAL PLAT OF MT. VIEW SUBDIVISION, SECTION TWO (2), as shown by plat of record in Instrument No. 20010523-0053206, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Barbara J. Wise, an unmarried woman from Sally Joe Wakamiya and husband, Ted Wakamiya, by Deed dated July 6, 2007, as Instrument No. 20070711-0082796, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20010523-0053206, Register's Office for Davidson County, Tennessee.
2. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
3. Common Area conveyed to Homeowner's Association of record in Instrument No. 20020129-0012295, Register's Office for Davidson County, Tennessee.
4. Subject to Boundary Plat of record in Book 11190, page 65, Register's Office for Davidson County, Tennessee.
5. Charter of Homeowner's Association of record in Instrument No. 20020108-0002713, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3556 Mount View Ridge Drive, 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, 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.

Witness my/our hand(s) this 28th day of July, 2017.

Barbara J. Wise
Barbara J. Wise

July 28, 2017
Date

STATE OF CA

COUNTY OF Orange }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Barbara J. Wise, the bargainor(s), with whom I am personally acquainted or 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 and official seal, this 28th day of July, 2017.

My Commission Expires: Sept. 14, 2018

Notary Public

JUSTIN LEE
COMM...2081593
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
My Term Exp. Sept. 14, 2018

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066