Bill Garrett Davidson County
Batch# 672 DEEDWARR
09/14/2017 08:12:30 AM 2 pgs
Fees: $13.00 Taxes: $984.20
20170914-0093779

# WARRANTY DEED

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$266,000.00.**

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 7th day of September, 2017.

Julie Coone
Notary Public
My Commission expires: 5-3-2021
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Milad Kostandy | SAME | 150-14-0D-028.00CO |
| 4929 Secretariat Drive | | |
| Antioch, TN 37013 | | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Martha Salah Yakoub**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Milad W. Kostandy and Samia Yanni**, husband and wife, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Land in Davidson County, Tennessee, being Lot No. 112, Phase One, Keeneland Downs Subdivision of record in Instrument Number 20070612-0070162, Register's Office for Davidson County, Tennessee.**

**Being the same property conveyed to Milad Yakoub from Avenue Bank by Special Warranty Deed on September 27, 2010, of record in Instrument Number 20100928-0077017, Register's Office for Davidson County, Tennessee. Further conveyed to Martha Salah Yakoub from Milad Yakoub by Quitclaim Deed on May 4, 2016, of record in Instrument Number 20170606-0056675, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 in the estimated amount of $2,177.95 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 150-14-0D-028.00CO, which are not due until 10/1/2017.
- Subject to all matters on Plan of record in Instrument No. 20070612-0070162, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20050428-0047256, as amended in Instrument No. 20100329-0023418, Register's Office for Davidson County, Tennessee.
- Charter of Keeneland Downs Homeowner's Association, Inc., of record in Instrument No. 20100329-0023419, Register's Office for Davidson County, Tennessee.
- Easement to Colonial Pipeline of record in Book 3570, Page 15, Register's Office for said County; Easement to Bellsouth Telecommunications of record in Instrument No. 20070625-0075335, Register's Office for said County; Right of Way Deeds of record in Book 2544, Page 388, and Book 2544, Page 450, Register's Office for said County; Storm Water Detention Agreement of record in Instrument No. 20051026-0129107, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **4929 Secretariat Drive, Antioch, TN 37013**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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** our hands this September 7, 2017.

**Martha Salah Yakoub**

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Martha Salah Yakoub** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 7, 2017

My commission expires: 11.6.17

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.