Bill Garrett Davidson County
Batch# 16009 DEEDWARR
10/20/2017 09:28:30 AM 3 pgs
Fees: $18.00 Taxes: $362.60
20171020-0107494

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $98,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 18th day of October, 2017.

NOTARY PUBLIC

My commission expires: 3-27-18

MORGAN O'NEAL NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Belal Sidiqyar and Khadeejah Sidiqyar	SAME AS NEW OWNER	14060B21900CO
(NAME)	(NAME)	
731 Harpeth Trace Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		

Warranty Deed

For and in Consideration of the sum of $98,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Terrance G. Wilke,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Belal Sidiqyar and wife, Khadeejah Sidiqyar**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Being Building No. 33, Unit No. 219, and Garage No. 3 on the Plan of "Peppertree", Creekside Meadows Condominiums of record in Book in Book 4675, Page 128-130, Register's Office for Davidson County, Tennessee, together with all fixtures, appliances, wallcoverings, carpets or other improvements therein and the undivided interest in the common elements appurtenant thereto, all being more particularly described in the Master Deed and By-Laws of record in Book 4834, Pages 257-312, as amended in Book 4984, Page 174, Book 5045, Page 800, Book 5086, Page 80, Book 5259, Page 5, Book 6237, Page 633, Book 6335, Page 723, Book 6535, Page 724, and Book 6874, Page 354, said Register's Office, and the Charter of Creekside Meadows Association, Inc., of record in Book 4836, Page 610, said Register's Office.

Being the same property conveyed to Terrence G. Wilke by deed from Robert H. Thomison and wife, Deborah A. Thomison dated February 16, 1987 and recorded in Book 7139, Page 366, said Register's Office.

This property is __unimproved _X_improved property known as: 810 Bellevue Road #219, Nashville, TN 37221.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 18th day of October, 2017.

Terrance G. Wilke

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Terrance G. Wilke, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of October, 2017.

Notary Public
My Commission Expires: 3-27-18



After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

True Copy Certification

I, **Jessica Sparnell**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jessica Sparnell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, **Morgan O'Neill**, a notary public for this county and state, **Jessica Sparnell** 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: 3-27-18
Notary's Seal (if on paper)

