Bill Garrett Davidson County
Batch# 19318 DEEDWARR
10/30/2017 12:14:24 PM 2 pgs
Fees: $13.00 Taxes: $906.50
20171030-0110928

STATE OF Tennessee
COUNTY OF ~~Davidson~~ PERRY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF October, 2017.

Notary Public
MY COMMISSION EXPIRES: Nov. 23, 2020
File No. G17-9594D

SUSAN M JONES
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Naser S. Salib (NAME)	US Bank, N.A. (NAME)	148-08-0A-017.00 CO
928 Aldwych Court (STREET ADDRESS)	4801 Frederica St (STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Owensboro, KY 42301 (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, **Jeremy Pigg, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Naser S. Salib and Hanaa S. Salib, 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. 17 on the plan of QUIET CREEK, PHASE 1, as shown by plat of record in Instrument No. 20020628-0078282, 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 Jeremy Pigg, an unmarried man by Warranty Deed recorded August 7, 2003 from Capitol Homes, Inc. of record in Instrument Number 20030807-0112351, 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. 20020628-0078282, Register's Office for Davidson County, Tennessee.
2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20030122-0008972 and Instrument No. 20030624-0086850, and in any allied instrument(s) referred to in said restrictions.
3. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
4. Agreement to form homeowner's association as recorded in Instrument No. 20030124-0010182, Instrument No. 20030124-0010183, and Instrument No. 20030124-0010184, Register's Office for Davidson County, Tennessee.
5. Charter of Homeowner's Association of record in Instrument No. 20030114-0005586, Register's Office for Davidson County, Tennessee.

6. Common Area conveyed to Homeowner's Association of record in Instrument No. 20030122-0008973, Register's Office for Davidson County, Tennessee.
7. Stormwater Detention Agreement as recorded in Instrument No. 20020307-0028886, Register's Office for Davidson County, Tennessee.
8. Bylaws of record in Instrument No. 20030124-0010181, Register's Office for Davidson County, Tennessee.
9. Deed of Trust dated March 28, 2003, securing the sum of $420,000.00, executed by Capitol Homes, Inc., as mortgagor(s), in favor of George R. Archer as trustee for SouthTrust Bank as shown of record in the office of the Register of Davidson County, Tennessee, filed on October 10, 2003, record in Instrument No. 20031010-0150945 and Construction Loan Agreement of record in Instrument No. 20031010-0150946, said Register's Office. NOTE: This company will provide affirmative coverage against the enforcement or attempted enforcement of the above-described issue.

The 2017 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 928 Aldwych Court, 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 18th day of October, 2017.

Jeremy Pigg

October 18, 2017
Date

SUSAN M JONES
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

STATE OF Tennessee

COUNTY OF ~~Davidson~~ PERRY }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Jeremy Pigg, the bargainor, 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 18th day of October, 2017.

My Commission Expires: Nov 23, 2020

Susan M. Jones
Notary Public

PREPARED BY AND RETURN TO:

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