WARRANTY DEED

Bill Garrett Davidson County
Batch# 38000 DEEDWARR
12/18/2017 09:08:49 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20171218-0128309

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Melissa Jansen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of December, 2017.

Stephanie Dome
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

STEPHANIE DOME
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wafa Hindiyeh	new owner	181-01-OB-240.00
(NAME)	(NAME)	
6465 Sunnywood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Juan M. Vizcaya and April M. Anderson-Vizcaya, as husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Wafa Hindiyeh, a single person**, hereinafter called the GRANTEE(S), 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. 106 on the Plan of Phase Four, Addition to Sugar Valley, RS10 Cluster Lot Subdivision of record in Plat at Instrument No. 20070125-0010052 and Instrument Number 20070205-0014763, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Juan M. Vizcaya and April M. Anderson-Vizcaya, husband and wife by Special Warranty Deed from The Jones Company of Tennessee, L.L.C., a Missouri limited liability company, dated 09/04/2015, recorded on 09/04/2015 of record in Instrument No. 20150904-0090618, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
All matters shown on the plat of record in Plat in Instrument No. 20070125-0010052 and Instrument No. 20070205-0014763, in the Register's Office for Davidson County, Tennessee,
Covenants, conditions, easements and restrictions of record in Book 11069, Page 14, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Instrument No. 20070205-0014762, in the Register's Office for Davidson County, Tennessee.
Boundary Plat of record in Book 9700, Page 374, in the Register's Office for Davidson County, Tennessee.
Charter and Articles of Incorporation of Sugar Valley Homeowners' Association, Inc., of record in Book 11069, Page 6, in the Register's Office for Davidson County, Tennessee.
By-Laws of Sugar Valley Homeowners's Association, Inc., of record in Book 11069, Page 24, in the Register's Office for Davidson County, Tennessee.

File No.: 01288-41055
SMG TN Warranty Deed

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: P-VRES-176465

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20010918-0100850, in the Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Instrument No. 20050805-0092108, in the Register's Office for Davidson County, Tennessee.
Quitclaim Deed of record in Instrument No. 20130523-0052430, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 6465 Sunnywood Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City,or,Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 our hands this 7 day of DECEMBER, 2017.

Juan M. Vizcaya

April M. Anderson-Vizcaya

State of Pennsylvania
County of Crawford

Personally appeared before me Juan M. Vizcaya and April M. Anderson-Vizcaya, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 7 day of Dec. 2017.

Notary Public
My Commission Expires: Aug 25 2019

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Michael A. Rickel, Notary Public
West Mead Twp., Crawford County
My Commission Expires Aug. 25, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027