Bill Garrett Davidson County
Batch# 38977 DEEDWARR
12/18/2017 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $684.50
20171218-0128888

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 171114163**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $185,000.00. Affiant Subscribed and sworn to before me, this 18th day of December, 2017. Notary Public My Commission Expires: 3/10/21

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

Address New Owner: Milad Y. Yakoub 2957 OWENDALE DRIVE Antioch TN 37013-1349	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 150-09-136.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charles S. Gorecki, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Milad Y. Yakoub, a single man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Forest View Park Section IV, Phase 2, of record in Plat Book 5200, Page 674, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Charles S. Gorecki, a married man by Warranty Deed from Sheila A. Gorecki, unmarried, recorded on the 28th day of October, 2008 in Instrument No. 20081028-0107449, in the Register's Office of Davidson County, Tennessee.

Laura Gorecki joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FOREST VIEW PARK SECTION IV, PHASE 2, as recorded in Plat Book 5200, Page(s) 674.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6220, Page 648 and Book 6312, Page 609.

Easement for Transmission Lines, recorded in Instrument No. 20020911-0110966.

Easement for Sewer/Storm Drainage, Water Mains, Pumps, Appurtenances & Force Main, recorded in Instrument No. 20061122-0145185.

Easement for the flow of the waters of the East Hamilton Creek, and the rights of the public t

This is improved property located at 2957 OWENDALE DRIVE Antioch TN 37013-1349

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of December, 2017.

Charles S. Gorecki

Laura Gorecki

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles S. Gorecki and Laura Gorecki, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of December, 2017.

Notary Public

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

