THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 Fifth Ave. North
Franklin, TN 37064
615-790-8116
File No. 18-1143

Map-Parcel No. 163-16-0A-049.00

Bill Garrett Davidson County
Batch# 53359 DEEDWARR
01/31/2018 10:23:55 AM 2 pgs
Fees: $13.00 Taxes: $591.26
20180131-0009737

**RETURN TO**
**Stewart Title Company**
**121 First Avenue South, Suite 200**
**Franklin, TN 37064** 01288-41416
Property Address:
5826 Monroe Crossing, Antioch, TN 37013

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# WARRANTY DEED

**Send Tax Statements To:**
New Owner

**Grantee's Name, Address:**
KRISTIN L. SCOTT
5826 Monroe Xing
Antioch, TN 37013

**KNOW ALL MEN BY THESE PRESENTS THAT:**

**FOR VALUABLE CONSIDERATION** of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **SHEVAN AGID, married**, hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **KRISTIN L. SCOTT, unmarried**, hereinafter "Grantee," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

**Being Unit No. 149 on the Plan of Phase One, Provincetown, a Horizontal Property Regime with private elements of record in Instrument No. 20031119-0168785, Exhibit "A-1", Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.**

**BEING the same property conveyed to SHEVAN AGID from MATTHEW WOLFF and spouse, BRITTANY JOY WOLFF, by deed dated April 28, 2011, and recorded on May 2, 2011, of record in Instrument No. 20110502-0033373, Register's Office for Davidson, Tennessee.**

**This is property known as 5826 Monroe Crossing, Antioch, TN 37013.**

**TO HAVE AND TO HOLD** same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

**AND I DO COVENANT** with said Grantee, her heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2018 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Survey of record in Book 10818, page 967; Plat of record in Instrument No. 20040218-0018388 and Plat of record in Instrument No. 20080729-0077387, Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 9336, page 238 and Instrument No. 20031119-0168785, Register's Office for Davidson County, Tennessee.

4. Utility easements of record in Book 1224, page 256; Book 7306, page 109; Instrument No. 20030910-0132287 and Instrument No. 20120228-0017172, Register's Office for Davidson County, Tennessee.

5. Quitclaim Deed to Homeowners Association of record in Instrument No. 20031120-0169428, Register's Office for Davidson County, Tennessee.

**AND I DO FURTHER COVENANT** and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

**IFTIKAR DAWOUD,** spouse of **SHEVAN AGID**, joins in the execution of this instrument to convey all right, title or interest in the subject property by virtue of marriage to **SHEVAN AGID.**

**IN TESTIMONY WHEREOF**, we have hereunto set our signatures, this 26th day of January, 2018.

**SHEVAN AGID**

**IFTIKAR DAWOUD**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

**PERSONALLY** appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **SHEVAN AGID AND IFTIKAR DAWOUD**, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they executed the within instrument for the purposes therein contained as his free act and deed.

WITNESS my hand and official seal this 26th day of January, 2018.

DONNA L. SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission expires: 12-01-20

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

**I CERTIFY** and does hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of **$159,800.00**.

Affiant

**SWORN TO** and subscribed before me on this 26th day of January, 2018.

Notary Public

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: May 22, 2019