Bill Garrett Davidson County
Batch# 59198 DEEDWARR
02/15/2018 08:29:51 AM 2 pgs
Fees: $13.00 Taxes: $259.00
20180215-0014753

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF February, 2018.

M. Katherine Kobe
Notary Public
MY COMMISSION EXPIRES: 10/20/20
File No. G18-0751D

M KATHERINE KOBE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Salah Atiya and Rayanne Atiya, Husband and Wife (NAME)	Salah Atiya and Rayanne Atiya (NAME)	7-14-A-29CO
2205 Kayla Drive (STREET ADDRESS)	1187 Peebles Dr. (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Smyrna TN 37167 (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, **Arles B. Greene, Married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Salah Atiya and Rayanne Atiya, 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. 29 on the plan of GREENVIEW ESTATES, as shown by plat of record in Instrument # 200112130137531, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING a portion of the same property conveyed to Arles B. Greene, a single man from Wilford E. Bailey and wife, Phyllis Ann Bailey, by Warranty Deed dated April 30, 1999, in Book 11463, Page 489, in the Register's Office for Davidson County, Tennessee.

This is not the marital homestead of the Grantor.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Instrument # 200603090027314, Register's Office for Davidson County, Tennessee.

2. 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 # 200112130137531, Register's Office for Davidson County, Tennessee.

3. Dedication of Maintenance Agreement for sewage pumps, service lines, ingress and egress and appurtenances as recorded in Instrument # 200701170006788, Register's Office for Davidson County, Tennessee.
4. Permanent drainage easement as recorded in Book 6173, page 477, Register's Office for Davidson County, Tennessee.

5. Easement to Bellsouth Telephone as recorded in Instrument # 200103140024210, Register's Office for Davidson County, Tennessee.

6. Easement to NES as recorded in Instrument # 200103140024209, Register's Office for Davidson County, Tennessee.

7. Storm Water Detention Agreement as recorded in Instrument # 200102230017162, Register's Office for Davidson County, Tennessee.

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 2205 Kayla Drive, Goodlettsville, TN 37072.

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 9th day of February, 2018.

Arles B. Greene

February 09, 2018
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Arles B. Greene, Married, the bargainor(s), 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 9th day of February, 2018.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

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