Bill Garrett Davidson County
Batch# 64227 DEEDWARR
03/02/2018 08:50:13 AM 2 pgs
Fees: $13.00 Taxes: $185.00
20180302-0019638

Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 day of February, 2018.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 05/30/2018
(AFFIX SEAL)

ZACHARY K. WRIGHT STATE OF TENNESSEE NOTARY PUBLIC LAWRENCE COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bashar E. Aboona 1116 Silvermoon Drive Antioch, TN 37013	New Owner	043-04-0A-021.00 CO

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 hereby acknowledged, we,

Alex Yaser Mustafa, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Bashar E. Aboona, unmarried

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. 21 on the First Revision Final Plat of Cluster Lot Subdivision River Landing, Section 1, Phase 1, (F/K/A Windstar Estates, Section 1, Phase 1), A Planned Unit Development as of record in Instrument Number 20060918-0115492, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being a portion of the property conveyed to Alex Yaser Mustafa by Warranty Deed from Austin Mark Writesman, dated October 1, 2014, of record in Instrument Number 20141002-0091036, Register's Office for Davidson County, TN.

This conveyance is made subject to the following:

1) 2018 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Instrument Number 20060918-0115492, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Instrument Number 20060502-0050264, 20060620-0073693, 20060815-0100349, amended in Instrument Numbers 20150520-0046604, 20151202-0121305, 20160927-0101746 and 20170413-0036210, Register's Office for Davidson County, Tennessee.
4) Property is subject to an Easements for Utilities to the Old Hickory Utility District of record in Book 8274, Page 619 and 624, said Register's Office.
5) Property is subject to an Easements for Sewer/Storm Drainage to the Metropolitan Government of record in Book 9411, Page 730, 739 and 743, said Register's Office.
6) Property is subject to a Stormwater Detention Agreement to the Metropolitan Government of record in Instrument Number 20030710-0096041, said Register's Office.
7) Property is subject to an HOA Charter of record in Instrument Number 20150611-0055225, said Register's Office.
8) Property is subject to a Notice of Acceptance of Public Infrastructure of record in Instrument Number 20160811-0083768, said Register's Office.
9) Property is subject to a conveyance for Open Area of record in Instrument Number 20070608-0068882, said Register's Office.
10) Property is subject to a Sewer Storm Drainage Easement of record in Book 9872, Page 651, said Register's Office.
11) Any and all restrictions, conditions, and easements of record.

This is unimproved property known as: **735 River Landing, Old Hickory, TN 37138**
(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 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. 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 my hand(s) this 28 day of February, 2018.

Alex Yaser Mustafa

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Alex Yaser Mustafa, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28 day of February, 2018.

NOTARY PUBLIC

My Commission Expires: 05/30/2018

ZACHARY K. WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076