WARRANTY DEED

Bill Garrett Davidson County
Batch# 76982 **DEEDWARR**
04/06/2018 02:13:17 PM 2 pgs
Fees: $13.00 Taxes: $1,095.20

20180406-0032651

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $296,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of April, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Abbas Omar	new owner	076-09-0-A-006.00 CO
(NAME)	(NAME)	
816 Chandler Grove Dr.		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Beverly A. Freude, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Abbas Omar and Saynab Hussein, 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, TN, being Lot No. 6 on the Final Plat, Chandler Grove, of record in Book 7900, page 802, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
and corrected by Surveyors Certificate in Book 9942, Page 837
Being the same property conveyed to Beverly A. Freude by Warranty Deed from Zaring Homes, Inc., dated June 28, 1996, of record in Book 10122, page 825, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plat of record in Book 7900, page 802; all matters appearing on the boundary plat of record in Book 7900, page 796, and corrected in Book 9942, page 837; easement to Southern Bell of record in Book 1104, page 400; By-Laws of Chandler Grove Homeowners Association of record in Book 9480, page 4; restrictions of record in Book 9480, page 4; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 816 Chandler Grove Dr., Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-MCS-17-976

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 this ~~30th day of March, 2018.~~ 3rd day of April, 2018

Beverly A. Freude

Beverly A. Freude

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Beverly A. Freude, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Mt. Juliet, Tennessee, this ~~30th day of March, 2018.~~ 3rd day of April, 2018

Valerie L Kane

Notary Public
My Commission Expires: 6/12/21

File No.: 27206

VALERIE L KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-12-2021