Bill Garrett Davidson County
Batch# 84935 DEEDWARR
04/26/2018 02:15:30 PM 3 pgs
Fees: $18.00 Taxes: $74.00
20180426-0039468

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: OCT 20 2020 (AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

O-VRES-18-00

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mohannad AlShaiman	New owner	
(NAME)	(NAME)	**162-03-0-415.00**
0 Bart Dr.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RAY GRASS FAMILY, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MOHANNAD ALSHAIMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land lying in Davidson County, Tennessee, more particularly described as follows:

Beginning on a concrete monument lying in a fence row, said monument further described as lying S 2 degrees 32" W 103.74 feet from the Southerly margin of Bart Drive and being the Southwest corner of lot 1 as shown on the recorded plan of Antioch Park Section 5, thence; running along the Southerly line of the said lot 1 S 63 degrees 58" E 107.62 feet to a concrete monument, said monument being the Southwest corner of lot 265 as shown on the plan of Antioch Park, Section 5, thence running along the Southerly line of said lot 265 S 48 degrees 43" E 41.79 feet to a concrete monument, said monument being the Northwest corner of lot 227 as shown on the plan Antioch Park, Section 2, thence; running along the Westerly line of said tot 227 S 22 degrees 24' W 165.00 feet to a concrete monument, thence, running along a Westerly 32 degrees 42' E 174,10 feet to a iron pin, thence in a Westerly Direction S 66 degree 57 W 211.43 feet to a iron pin lying in a fence row, thence; running along the said fence row N 3 degrees 30' E 296.05 feet to a point, thence; along the said fence row N 6 degree 563 E 130.66 feet to a point, thence; along said fence row N 2 degrees 32' E 31.45 feet to the point of beginning, containing 1.16 acres more or less.

Being a part of the same property conveyed to Ray Grass Family, LLC, a North Carolina limited liability company by Quitclaim deed from Pamela Jane Wilson Shaw, Raymond G. Grass, Jr. and Mary Priscilla Grass, as tenants in common of record in Instrument No. 20150130-0008782 Register's Office for Davidson County, Tennessee, dated January 5, 2015 and recorded on January 30, 2015.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable;
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract;
- Easement for sanitary sewer of record in Book 5483, Page 19, in the Register's Office for Davidson County, Tennessee;
- This property is completely landlocked by adjoining parcels and lacks deeded easement agreements with adjacent landowners, their successors and or assigns, providing ingress and egress rights in relation to the property described in this report;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **0 Bart Dr., Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 24 DAY OF APRIL, 2018.

Ray Grass Family, LLC, a North Carolina limited liability company

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of RAY GRASS FAMILY, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th of April, 2018.

Patricia J Parsons
Notary Public
My Commission Expires: 8-31-2020
(SEAL)



Prepared By &

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

