Bill Garrett Davidson County
Batch# 98779 DEEDWARR
06/01/2018 09:39:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20180601-0052160

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th DAY OF May, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/5/2018 (AFFIX SEAL)

CONNIE TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zagloul Soliman	New Owner	
(NAME)	(NAME)	149010B07600CO
4733 Billingsgate Rd.		
(ADDRESS)	(ADDRESS)	
Antioch TN 37013		
(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, WE, **Rhonda R. Sims and Gabe E. Sims, wife and husband**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Zagloul Soliman, married man,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/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. 263 on the Plan of Piccadilly Square, Phase III, of record in Book 6250, Pages 892, 893 and 894, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

FOR INFORMATION PURPOSES ONLY: 4732 Billingsgate Road, Antioch, TN 37013

Being the same property conveyed to Rhonda R. Sims and Gabe E. Sims by virtue of that certain Warranty Deed dated March 8, 2010, and being of record at Instrument No. 20100311-0018524 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record. These include but may not be limited to those Restrictions of record in book 8083, page 386. Charter of record in book 7288, page 963.

unimproved
This is improved x property, known as 4732 Billingsgate Rd. Antioch, TN 37013
(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 this 4th day of May, 2018.

Rhonda R. Sims

Rhonda R. Sims

Gabe E. Sims

Gabe E. Sims

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Rhonda R. Sims and Gabe E. Sims**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 4th day of May, 2018.

Notary Public

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 9/25/15

True Copy Certification

I, Connie Taylor, 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 Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV.8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212