PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Bill Garrett
Batch# 107629
06/22/2018 03:17:46 PM
Fees: $13.00 Taxes: $1,554.00
Davidson County
DEEDWARR
2 pgs
20180622-0060651

W & I Ref: (DM) Title No.: 59888
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Gamal Sadek Eskander Karen Kay Eskander 4424 Birdseye Court Hermitage, TN 37076	NEW OWNER

TAX MAP PARCEL NUMBERS: 085040A01300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$420,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joshua Reeder and Andrea Eileen Reeder, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gamal Sadek Eskander and Karen Kay Eskander, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of The Reserve at Stone Hall (formerly Eversong at Ravenwood) Phase 1, Section 1a of record in Instrument No. 20091005-0092019, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Joshua Reeder, an unmarried man by Warranty Deed from Phillips Builders, LLC, a Tennessee limited liability company, dated January 22, 2010 and recorded on February 1, 2010 of record in Instrument No. 20100201-0008002, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated May 15, 2013 recorded on June 26, 2013 of record in Instrument No. 20130626-0065483, said Register's Office, subject property was conveyed to Joshua Reeder and Andrea Eileen Reeder, husband and wife.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2018, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 20091005-0092019, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20090310-0021482, amended in Instrument No. 20090407-0031921, Instrument No. 20090515-0044929, Instrument No. 20090623-0058338, Instrument No. 20120202-0009628, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 4424 Birdseye Court, Hermitage, TN 37076

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of June, 2018.

Joshua Reeder

Andrea Eileen Reeder

State of Tennessee

County of Davidson

On this 21st day of June, 2018, before me the undersigned authority, personally appeared Joshua Reeder and Andrea Eileen Reeder, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $420,000.00.

Affiant

Sworn and subscribed before me this 21st day of June, 2018.

Notary

My Commission Expires:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018