Bill Garrett Davidson County
Batch# 132359 DEEDWARR
08/23/2018 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,228.03
20180823-0083765

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $331,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July, 2018.

Notary Public

MY COMMISSION EXPIRES: 4-18-2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF18-070862

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Nivan Khalifa and Amin Amin	New owner	
(NAME)	(NAME)	
7520 Stecoah Street		181-03-0A-290.00-CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED THIRTY-ONE THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($331,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JOSHUA JOHN YARBROUGH AND DAWN SAMS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NIVAN KHALIFA AND AMIN AMIN**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 109 on the Plan of Revision One, Section Two of Phase One, Addition to Indian Creek Estates of record in Plat at Instrument No. 20070720-0086794, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joshua John Yarbrough and Dawn Sams, husband and wife by Warranty deed from Lake Forest Homes, Inc of record in Instrument No. 20130502-0044288 Register's Office for Davidson County, Tennessee, dated April, 30, 2013 and recorded on May 02, 2013.

THIS CONVEYANCE IS MADE SUBJECT TO: ; further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments,

covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 7520 Stecoah Street, Brentwood, TN 37027
(House No.) (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/our hand(s) this the 30 day of July, 2018

Joshua John Yarbrough

Dawn Sams, by Joshua John Yarbrough, attorney-in-fact

STATE OF Tennessee
COUNTY OF Williamson

On this 30th day of July, 2018, before me personally appeared Joshua John Yarbrough to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Williamson County, Tennessee this 30th day of July, 2018.

Deanna L Cooper
Notary Public
Commission Expires: 5/13/2020

STATE OF Tennessee
COUNTY OF Williamson

On this the 30th day of July, 2018, before me personally appeared Joshua John Yarbrough to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Dawn Sams and who acknowledged he/she/they executed the same as the free act and deed of the said Joshua John Yarbrough and Dawn Sams.

Witness my hand and official seal, this the 30th day of July, 2018.

Deanna L Cooper
Notary Public
Commission Expires: 5/13/2020

True Copy Certification

I, Megan M. Trussell, 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.

Megan M. Trussell

State of Tennessee
County of Rutherford

Personally appeared before me, Jessica Allen, a notary public for this county and state, Megan M. Trussell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Jessica Allen

My Commission Expires: 04/18/2021