Karen Y Johnson Davidson County
Batch# 145771 DEEDWARR
09/27/2018 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20180927-0095750

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $225,000.00.

CRA
Affiant

Subscribed and sworn to before me, this 25th day of September, 2018.

Notary Public

(Notary Stamp) ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My commission expires: 8/1/22

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Awad Awad and Hanan Geris	U.S. Bank, NA	164-07-0A-078.00
238 Grovedale Trace	7601 Penn Ave S., Ste A1	
Antioch, TN 37013	Richfield, MN 55423	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Ken R Adams, unmarried and Joseph L Sides, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Awad Awad and Hanan Geris

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to-wit:

LOT 110, SECTION ONE, HARVEST GROVE, as shown on plat of record at Instrument No. 20060726-0090037 and amended at Instrument No. 200611160142300, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Ken R. Adams, unmarried and Joseph L. Sides, unmarried, by Warranty Deed from Greenvale Construction, LLC, a Tennessee limited liability company of record in Instrument No. 20080408-0035449, in the Register's Office of Davidson County, Tennessee, dated March 19, 2008

SP 11/2015

This is improved property known as **238 Grovedale Trace, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for DAVIDSON County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 25th day of September, 2018.

Ken R Adams

Joseph L Sides

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Ken R Adams and Joseph L Sides, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 25th day of September, 2018.

Notary Public
My Commission Expires: 4.24.19

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SolomonParks File No. 18-001300-526

SP 11/2015

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Hal E. Wilson, III, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY